

# **Florida House of Representatives**

## **Environment & Natural Resources Council**

### **Conservation/Preservation of Agricultural Lands**



**Committee on Agribusiness**

**January 2008**

## Table of Contents

|  |    |
|--|----|
| <b>Introduction</b>  | 3  |
| <b>Methodology</b>   | 4  |
| <b>Present Situation</b>   | 4  |
| Florida's Farms and Agricultural Land                                  | 4  |
| <b>Why Protect Agricultural Land?</b>                                  | 7  |
| Maps   | 8  |
| <b>History of Florida's Land Acquisition and Conservation Programs</b> | 10 |
| <b>Current Florida Rural Land Programs</b>                             | 11 |
| Rural and Family Lands Protection Act                                  | 11 |
| Rural Lands Stewardship  | 13 |
| Collier County's Rural Stewardship Program                             | 15 |
| Rural Lands Stewardship Program  | 17 |
| <b>Federal and Other Programs</b>                                      | 22 |
| <b>Local Programs in Florida</b>                                       | 23 |
| <b>Conservation/ Preservation Programs in Other States</b>             | 26 |
| <b>Survey Results</b>  | 33 |
| <b>Discussion</b>  | 34 |
| <b>Policy Options</b>  | 35 |
| <b>Addenda</b>   | 42 |
| Florida State Agriculture Overview-2006                                | 43 |
| Conservation Easement Excel Spreadsheet                                | 44 |
| RLSA Chronology  | 50 |
| Connecticut Department of Agriculture Farmland Preservation Program    | 51 |
| Delaware Agricultural Lands Preservation Foundation                    | 53 |
| Survey   | 55 |
| Survey Results Chart   | 58 |

# Conservation/Preservation of Agricultural Lands

## **Introduction:**

Over the past thirty years, Florida has invested more than \$6 billion to conserve approximately 3.6 million acres of land for environmental, recreational and preservation purposes. Implemented in 2000, Florida Forever is the state's most recent blueprint for conserving natural resources. It replaced the highly successful Preservation 2000 program, the largest program of its kind in the United States. The Florida Forever Act reinforced Florida's commitment to conserve its natural and cultural heritage, provide urban open space, and better manage the land acquired by the state. Florida Forever is more than an environmental land acquisition mechanism. It encompasses a wide range of goals including: environmental restoration, water resource development, increased public access, public lands management, and increased protection of land through conservation easements.

Currently, policymakers are considering a successor program to Florida Forever. While the underlying needs addressed by Florida Forever continue to be of concern to Floridians, there is a growing awareness of the pressures currently being placed on the state's agricultural lands. These pressures, which include environmental regulations, the encroachment and pressures of development, limitations on water supply, and competition from other countries, threaten not only the industry, but also Florida's economy and security.

Founded in 1980 by a group of farmers and conservationists concerned about the rapid loss of the nation's farmland to development, American Farmland Trust (AFT) is a nonprofit membership organization dedicated to protecting the nation's strategic agricultural resources. In its 2007 Farm Policy Campaign, AFT included a section entitled *Protect Our Important Agricultural Land – Stemming the Loss of America's Farm and Ranch Land*. According to AFT, approximately half of the two billion acres of land in America is working agricultural land – farm and ranch land that provides healthy food, clean water, open space and wildlife habitat. However, more than one million acres of this finite resource is being lost every year to development and fragmentation. Stemming the loss of valuable farm and ranch land from conversion to non-agricultural development is a critical challenge.

Here in Florida, agriculture is an important economic “engine” accounting for over \$87 billion in total economic impact to the state's economy in 2006. However, at the current rate of development of agricultural lands, within the next 50 years the state will have only a small fraction of its agricultural lands still available for producing food for its citizens and for export to other states and countries.

This study seeks to provide information and “food for thought” to those faced with the questions:

- Does the state want to preserve agricultural lands?
- Are there conservation and/or acquisition mechanisms/programs/laws in place to aid in such preservation, and, if so, how are the existing mechanisms functioning?

The purpose of the interim project is threefold:

- (1) To gather data and information as to the amount of agricultural lands in the state that are as yet undeveloped.
- (2) To assess the rate at which such lands are being converted to residential, commercial and industrial uses.
- (3) To examine and evaluate the effectiveness of current legal mechanisms for preserving lands in agricultural uses.

### **Methodology:**

Several research methods were employed in gathering the information presented in this report. Included were:

- Reviewing Florida laws to become familiar with the Rural Lands Stewardship program and the Rural and Family Lands Protection Act;
- Meetings with Department of Agriculture & Consumer Services' staff, various stakeholders, and other interested parties to review goals of the project and obtain basic information;
- Attending meetings of the Florida Land Use Initiative, a series of forums being held around the state regarding the future of rural lands and development in Florida;
- Attending two Department of Community Affairs' Rural Land Stewardship Rule Development Workshops;
- Researching, through the National Council of State Legislatures and American Farmland Trust, agricultural land preservation programs in other states;
- Reading and reviewing documents and publications provided by various interested parties regarding the Rural Land Stewardship program and the Rural and Family Lands Protection Act;
- Surveying, with assistance from the Florida Legislative Committee on Intergovernmental Relations, all Florida counties regarding agricultural production, loss of agricultural lands, participation in agricultural/rural land preservation/protection programs, etc.; and
- Including presentations and discussion relating to the Rural Land Stewardship program as agenda items for a meeting of the House of Representatives' Committee on Agribusiness.

### **Present Situation:**

#### **Florida's Farms and Agricultural Land**

Every four to five years, the United States Department of Agriculture (USDA) conducts a census of agriculture, thus providing a snapshot of how America's farmers and ranchers are using their land and what is being produced. (Addendum 1 to this report provides a 2006 Overview of Florida Agriculture as compiled by the USDA's national Agricultural Statistics Service.) A 2007 census is currently underway with results to be published in early 2009; however, between 1997 and 2002, the census revealed a two percent reduction in Florida farmland, from 10,659,777

acres in 1997 down to 10,414,877 in 2002.<sup>1</sup> Between the 1950 census and the 2002 census, Florida's farmland declined by about a third, according to Dr. Rodney L. Clouser, Professor and Extension Specialist for Public Policy, at the University of Florida. In the last 28-30 years, there has been a twenty-one percent decline.

Responses to a survey conducted by the Committee on Agribusiness, which is further discussed in a subsequent section, suggest this trend has continued. Thirty-three of the 46 counties responding to the survey reported a loss of agricultural acreage totaling approximately 1.4 million since 2003. The counties responding to the survey gave various reasons for the decline in agricultural production in their areas. One of the most repeated causes was the increase in urbanization and development combined with rising land values. Several of the counties with major agricultural production cited reasons such as government regulation (at all levels), water issues, plant disease and pestilence, tax impacts (state, federal, inheritance), labor shortages, federal trade agreements (NAFTA), rising production costs, liability insurance and weather as contributing to the decline in agricultural acreage in their counties. Additionally, the lack of available vacant land in existing municipalities and adjacent, but unincorporated, population centers accounted for the loss of agricultural acreage as well. Some counties also cited government programs to acquire environmentally sensitive lands as a cause for the loss of agricultural land. However, a few of the smaller counties stated they would welcome the conversion of agricultural lands to more economically attractive uses.

Agriculture in Florida is aptly depicted in the words of Florida Commissioner of Agriculture Charles Bronson, *"The diversity and productivity of Florida's agricultural industry is a rich part of our state's culture and history. This continues today with more than 43,000 farmers and ranchers producing 280 different crops on more than 14 million privately owned acres. Contributing over \$87 billion annually to Florida's economy, agriculture remains the state's second largest industry."*<sup>2</sup>

Commissioner Bronson continues, *"Perhaps the most significant long term challenge for many sectors of Florida agriculture is the loss of agricultural lands from conversion to development or into public ownership for conservation. . . . At the current rates of agricultural land conversion, development will require between 2.2 and 3 million acres of private agricultural land by 2020; in that same time period the conservation community has advocated public acquisition of an additional 2 million acres of land for conservation. Thus, all of this land needed for development and conservation, potentially as much as 5 million acres, will be permanently lost to agriculture."*

*"Faced with these trends, Florida agriculture in the future is likely to be very different than it is today. Increasingly, agriculture, such as specialty crops, nurseries, aquaculture and animal operations, will be conducted more intensively on smaller parcels of land. Agricultural practices requiring large amounts of land, such as forestry, cattle, fruit and field crops, which*

---

<sup>1</sup> 2002 Census of Agriculture, National Agriculture Statistics Service, United States Department of Agriculture

<sup>2</sup> Letter from Commissioner Charles Bronson to Speaker Marco Rubio, July 24, 2006.

*have the highest natural resource value and public appeal, will be especially threatened by the irretrievable loss of the resource base.”*<sup>3</sup>

Agricultural land values reflect some of the market pressures for conversion to non-agricultural uses. Results of the 2006 Florida Land Value Survey conducted by the University of Florida’s Institute of Food and Agricultural Sciences indicated that the value of all types of agricultural land increased between 2005 and 2006.<sup>4</sup> Increases across the state ranged between 2.8% and 13.5%. Land sales professionals responding to the survey indicated that the average value of agricultural land ranged from approximately \$4,100 per acre for unimproved pasture in the northern part of the state to just over \$7,000 for irrigated cropland in the southern region. Land sales experts also indicated that increases in the value of agricultural lands were primarily due to strong non-agricultural demand for land, and that farmland ownership was investment-based, rather than income-based. Factors identified as affecting the land value included improvement in returns from other types of investments (e.g., stock market), large housing developments, and buyer speculation.

The survey defined “transition land” as agricultural land that is being converted or is likely to be converted to non-agricultural uses, such as residential or commercial. Survey results indicated that the value of transition land within five miles of a major town increased by 20% to 50% from 2005 to 2006. Values of such lands ranged from \$15,595 per acre in the state’s northern region to \$22,167 per acre in the southern region.<sup>5</sup>

According to Nathaniel Reed, chairman emeritus of 1000 Friends of Florida, *“This is a crisis. The land conversion of the last 10 years is terrifying. . . . The people of Florida have got to recognize that there is a different future for the great agricultural lands of Florida, but you have to be willing to pay to keep those wonderful lands in agriculture.”*<sup>6</sup>

Contemplating Florida’s future, 1000 Friends of Florida recently posed the following question:

*“With close to 18 million residents in 2005, Florida already is overwhelmed with the ramifications of rampant sprawl, rapidly vanishing natural areas, and overcrowded roads. What will Florida look like in 2060, when its population is projected to reach almost 36 million?”*

In an attempt to answer this question, 1000 Friends of Florida contracted with groups at the University of Florida and the Georgia Institute of Technology to develop a “population distribution scenario” for the state and to provide guidance to state leadership and citizens on how to proactively deal with the projected growth. The resulting December 2006 study<sup>7</sup> concluded that by 2060:

---

<sup>3</sup> Id.

<sup>4</sup> 2006 Florida Land Value Survey, University of Florida’s Institute of Food & Agricultural Sciences (<http://edis.ifas.ufl.edu/FE687>)

<sup>5</sup> Land value estimates provided in the survey report are based on the opinions of many people involved in the real estate market and may not reflect actual land sales data.

<sup>6</sup> *Activists Sound Sprawl Alarm*, The Tampa Tribune, October 24, 2007

<sup>7</sup> <http://www.1000friendsofflorida.org/planning/2060.asp>

- Roughly 7 million acres of additional land will be converted from rural to urban uses in Florida, **including 2.7 million acres of existing agricultural lands and 2.7 million acres of native habitat.**
- More than 2 million acres within one mile of existing conservation lands will be converted to an urban use, which will complicate the management of the conservation lands as well as isolate some conservation lands in a sea of urbanization.
- The counties projected to undergo the most dramatic transformation, in rank order, will be Glades, Hardee, DeSoto, Hendry, Osceola, Baker, Flagler and Santa Rosa.

The graphics on the following page show maps depicting existing developed and permanent conservation lands, as well as developed and permanent conservation lands as they are projected to be in 2060.<sup>8</sup>

The report states that the governor, state legislators, and citizens can change the course of development in Florida through deliberate growth leadership. Recommendations from the report may be found in the *Policy Options* section of this report.

### **Why Protect Agricultural Land?**

There is some debate associated with proposed protection of agricultural lands, especially those lands in the rural-urban interface or fringe. Some groups see farmland conversion as a significant problem while others claim it is not.

Dr. Rodney L. Clouser<sup>9</sup> describes the debate in his fact sheet, *Issues at the Rural-Urban Fringe: The Land Use Debate—Situational Background*.<sup>10</sup> Dr. Clouser states that over a period of the last 30 to 50 years, there have been significant times when crop surpluses have existed, farm commodity prices have been low, and world food production has been increasing substantially. While the United States is a major agricultural exporter worldwide, United States programs have been developed to encourage farm producers to shift marginal lands from intensive to less intensive forms of agricultural production. This has led some to conclude that too much land remains in agriculture. On the other hand, people who have been involved in agriculture for generations have left the profession, leading some to argue that depending on foreign food is a dangerous precedent, citing problems created by dependency on foreign oil and food, especially in light of the September 11, 2001, attack on the United States, and foreign safety and health standards that do not meet United States expectations.

Those not so concerned with the stability of United States agricultural production acreage note that not all land removed from agriculture is actually used in food production. They also point out that productivity and technological gains in food production, as well as the global nature of food supply, may make the decline in farmland acreage not a critical concern.

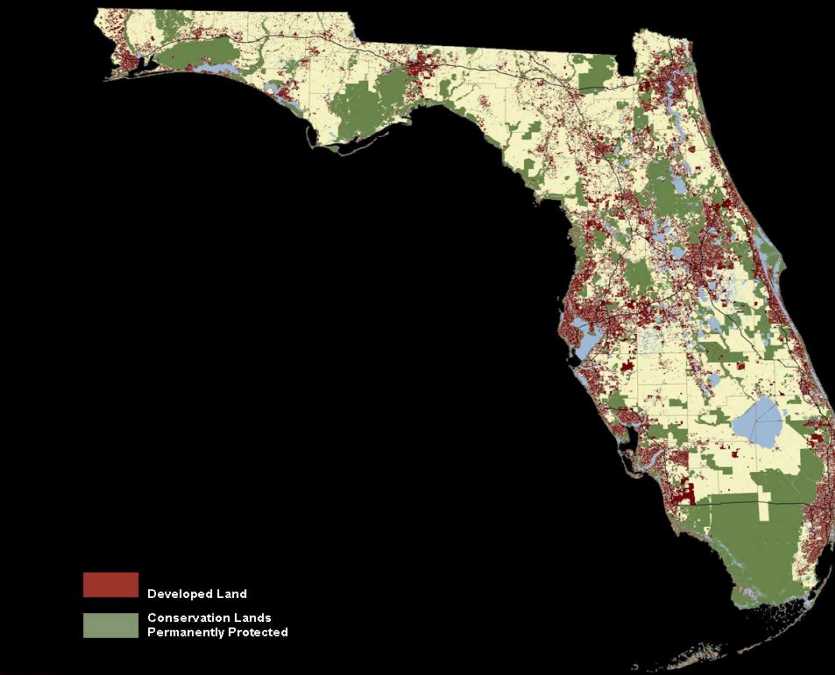
---

<sup>8</sup> Id.

<sup>9</sup> Professor and Public Policy Specialist, Dept. of Food and Resource Economics, Florida Cooperative Extension Service, Institute of Food and Agricultural Sciences, University of Florida

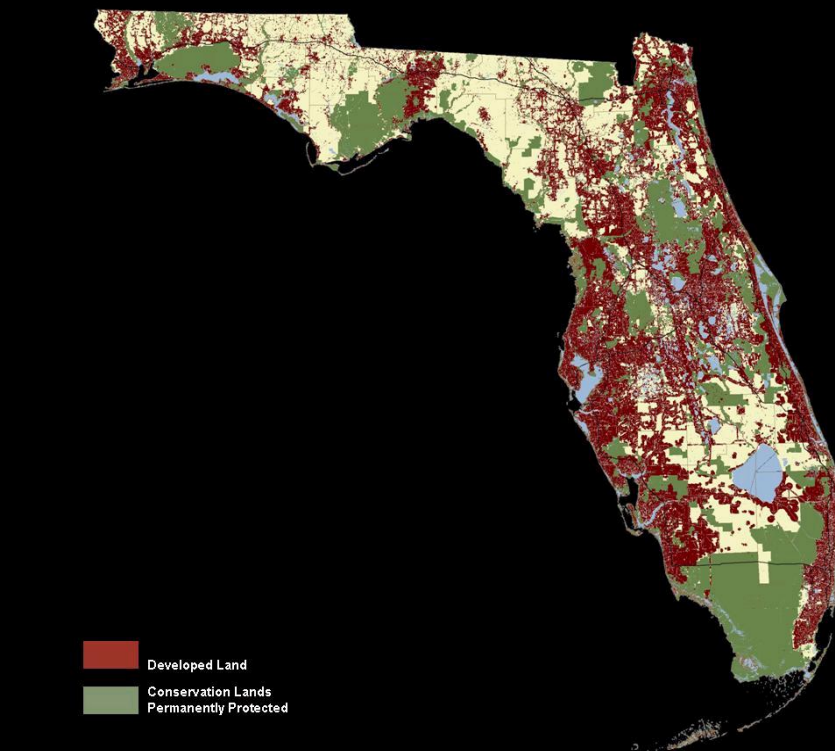
<sup>10</sup> <http://edis.ifas.ufl.edu/FE551>

### Existing Developed Lands and Permanent Conservation Lands



1000 FRIENDS OF FLORIDA  
Florida 2060: A Research Project of 1000 Friends of Florida

### 2060 Developed Lands and Permanent Conservation Lands



1000 FRIENDS OF FLORIDA  
Florida 2060: A Research Project of 1000 Friends of Florida



In summary, Dr. Clouser writes, “*What we know factually about agricultural lands is that base acreage is decreasing while the volume of production is increasing. Whether the decline in base acreage is a concern is not easily answered because it is dependent not only on facts, but also on the values of individuals and governments. The ultimate resolution to this issue can be expected to extend over time and will be made both from facts and from societal values reflected through elected and appointed public decision makers.*”<sup>11</sup>

In a report<sup>12</sup> relating to farmland protection issues, American Farmland Trust (AFT) states that every minute of every day, two acres of America’s agricultural land are lost to development. Farm and ranch land is desirable for building because it tends to be flat, well-drained and affordable. Over the past 20 years, the average acreage per person for new housing almost doubled, with many of the best agricultural soils being developed the fastest.<sup>13</sup>

AFT lists the following four reasons that saving farmland on a nation-wide scale is important:<sup>14</sup>

- National Economy and World Food Security - The United States food and farming system contributes nearly \$1 trillion to the national economy—more than 13 percent of the gross domestic product—and employs 17 percent of the labor force. World consumers of United States agricultural exports are expected to increase future purchases. With a rapidly increasing world population and expanding global markets, saving American farmland is a prudent investment in the world food supply and an economic opportunity.
- Protection of the Environment - Well-managed agricultural land supplies important non-market goods and services. Farm and ranch lands provide food and cover for wildlife, help control flooding, protect wetlands and watersheds and maintain air quality. The lands can absorb and filter wastewater and provide groundwater recharge. New energy crops even have the potential to replace fossil fuels.
- Fresh, Healthy Food and Strong Communities - Farms closest to cities, and directly in the path of development, produce much of the nation’s fresh food—63 percent of the dairy products and 86 percent of fruits and vegetables. And for many Americans, compelling reasons for saving farmland have to do with protecting the quality of life in their communities—scenic and cultural landscapes, farmers' markets, recreational opportunities, local jobs and community businesses.
- Fiscal Stability for Local Governments - New development requires services such as schools, roads and fire/police protection, whereas privately owned and managed agricultural land requires very few services. Cost of Community Services (COCS) studies show that, nationwide, farm, forest and open lands more than pay for the municipal services they require, while taxes on residential uses, on average, fail to cover costs.

---

<sup>11</sup> Id.

<sup>12</sup> <http://www.farmland.org/programs/protection/default.asp>

<sup>13</sup> Id.

<sup>14</sup> Id.

## **History of Florida's Land Acquisition and Conservation Programs:**

Since 1979, the Florida Legislature has enacted several programs relating to the acquisition, conservation, and protection of environmentally unique lands and lands of critical state concern. Laws establishing and relating to Florida's three nationally recognized land acquisition programs are found in Chapter 259, F.S., entitled "Land Acquisitions for Conservation and Recreation". Those programs are:

- Conservation and Recreation Lands (CARL),
- Preservation 2000 (P2000), and
- Florida Forever.

The **CARL** program was created by the 1979 Florida Legislature to acquire and manage public lands and to conserve and protect environmentally unique and irreplaceable lands and lands of critical state concern. Documentary stamp tax revenues were deposited into the CARL Trust Fund to accomplish the program's purchases. The land acquisition part of the CARL program was replaced by the P2000 and Florida Forever programs. Today, the CARL Trust Fund still receives documentary stamp tax and phosphate severance tax revenue<sup>15</sup> that is used to manage conservation and recreation lands. However, it is not to be used for land acquisition without explicit permission from the Governor and Cabinet, sitting as the Board of Trustees of the Internal Improvement Trust Fund.

Created in 1990 as a \$3 billion land acquisition program, the **P2000** program<sup>16</sup> was funded through the annual sales of bonds. Each year for 10 years, the majority of \$300 million in bond proceeds, less the cost of issuance, was distributed to the Department of Environmental Protection (DEP) for the purchase of environmental lands on the CARL list, the five water management districts for the purchase of water management lands, and the Department of Community Affairs (DCA) for land acquisition loans and grants to local governments under the Florida Communities Trust Program. The Fish and Wildlife Conservation Commission (FWCC) and the Division of Forestry at the Department of Agriculture and Consumer Services (DACS) also received P2000 funds.

The **Florida Forever** program<sup>17</sup> was enacted by the Legislature in 1999 as a successor program to P2000. Florida Forever authorizes the issuance of not more than \$3 billion in bonds for land acquisition, water resource development projects, open space and greenways, and for outdoor recreation purposes. Section 259.1051, F.S. establishes the Florida Forever trust fund and provides a cumulative \$3 billion bonding limit. Section 215.15(1)(a), F.S. establishes an annual \$300 million bonding limit and provides an intent statement that bonds issued for Florida Forever purposes be retired by December 31, 2030. As of the date of this report, the state has issued \$1.8 billion in bonds for Florida Forever purposes. Under current statutes, \$1.2 billion in

---

<sup>15</sup> \$10 million per year from phosphate severance tax; 3.52% of doc stamp tax, estimated at \$71.9 million for FY 2009; Dept. of Agriculture and Consumer Services' (DACS) total for land management estimated at \$21.7 million for FY 2009.

<sup>16</sup> s. 259.101, F.S.

<sup>17</sup> s. 259.105, F.S.

bonding capacity exists for Florida Forever purposes, and it will take four years to fully utilize the authorized bonding capacity.

Until the Florida Forever program was established, the title to lands purchased under the state's acquisition programs vested in the Board of Trustees of the Internal Improvement Trust Fund. Under Florida Forever, the Legislature provided public land acquisition agencies with authority to purchase eligible properties using alternatives to fee simple acquisitions. These "less than fee" acquisitions are one method of allowing agricultural lands to remain in production while preventing development on those lands.<sup>18</sup> Public land acquisition agencies with remaining P2000 funds were also encouraged to pursue "less than fee" acquisitions. A chart relating to the monies spent on the purchase of conservation easements is attached as addendum 2 to this report.<sup>19</sup> Addendum 2, the "conservation easements" document, provides detailed acreages that are in less-than-fee (LTF) protection under the Division of State Lands (Division). It should be noted that there are two types of LTF agreements: standard conservation easements and land protection agreements. The land protection agreements primarily involve lands in the Green Swamp. The acreage totals for each type of LTF arrangement are:

Conservation Easements: 129,645.84 acres  
Land Protection Agreements: 29,149.25 acres  
Total Acreage in LTF Protection: 158,795.09 acres

This includes all of the Division's easements except the recently acquired Broussard easement. Broussard (Osceola Pine Savannahs) is 1430.07 acres. The easements that have no agricultural activity are: Pineland Site Complex/Kurgis; Letchworth Mounds/Osceola; Green Swamp/Jahna (mine reclamation); Northeast Florida Blueway/Mercer; and Cypress Gardens.

All the others, including the 56 land protection agreements, allow some form of agriculture (including silviculture).

### **Current Florida Rural Land Programs:**

#### **Rural and Family Lands Protection Act**

The Rural and Family Lands Protection Act (act) was created by the 2001 Legislature. Pursuant to s. 570.70(5), F.S., the purpose of the act is to bring under public protection lands that serve to limit subdivision and conversion of agricultural and natural areas that provide economic, open space, water, and wildlife benefits by acquiring land or related interests in land such as perpetual, less-than-fee acquisitions, agricultural protection agreements, and resource conservation agreements and innovative planning and development strategies in rural areas.

Section 570.71, F.S, authorizes DACS, on behalf of the Board of Trustees of the Internal Improvement Trust Fund (trustees), to acquire perpetual, less-than-fee interests in land, to enter

---

<sup>18</sup> DACS' portion of Florida Forever is estimated at \$4.5 million for FY 2009.

<sup>19</sup> Provided by the Florida Department of Environmental Protection's Division of State Lands.

into agricultural protection agreements, and to enter into resource conservation agreements for the following public purposes:

- Promote and improve wildlife habitat;
- Protect and enhance water bodies, aquifer recharge areas, wetlands, and watersheds;
- Perpetuate open space on lands with significant natural areas, and;
- Protect agricultural lands threatened by conversion to other uses.

To achieve the above-listed purposes, the law allows DACS to accept applications for project proposals that purchase rural lands protection easements and conservation easements and proposals that fund resource conservation agreements and agricultural protection agreements.

Rural Lands Protection Easements - Rural lands protection easements represent a perpetual right or interest in agricultural land that is appropriate to retain such land, for the most part, in its current state and to prevent the subdivision and conversion of land into other uses. Rural lands protection easements prohibit the construction of buildings, roads, or other structures with the exception of those structures and unpaved roads necessary to the agricultural operations on the land or structures necessary for other activities allowed under the easement. Also prohibited is subdivision of the property, dumping or placing of trash on the property, and activities affecting the natural hydrology of the land, or detrimentally affecting water conservation, erosion control, soil conservation, or fish or wildlife habitat.

Conservation Easements - Conservation easement, as defined by Florida statute<sup>20</sup>, is a right or interest in real property that is appropriate to retaining land or water areas predominantly in their natural, scenic, open, agricultural, or wooded condition. Conservation easements, among other things, retain such areas as suitable habitats for fish, plants, or wildlife, maintain existing land uses and prohibit or limit activities that would jeopardize these uses. The easements may be acquired by any governmental body or agency or by a charitable corporation or trust. The easements shall run with the land and be binding on all subsequent owners of the estate. All conservation easements are required to be recorded and indexed in the same manner as any other instrument affecting the title to real property. Conservation easements may provide for a third-party right of enforcement to ensure the easement is being maintained as agreed upon.

Resource Conservation Agreements - Resource conservation agreements are contracts for services that provide annual payment to landowners for services that actively improve habitat and water restoration or conservation on the land, over and above what is already required by law. These agreements are for a term of not less than 5 years and no more than 10 years. These agreements are only available to property owners already engaged in a conservation easement or rural lands protection easement.

Agricultural Protection Agreements - Agricultural protection agreements are for a term of 30 years and provide payments to landowners having significant natural areas on their land. Public access and public recreational opportunities may be negotiated at the request of the landowner. As in the rural lands protection easements, the same prohibitions apply. Upon entering into an

---

<sup>20</sup> s. 704.06, F.S.

agricultural protection agreement, the landowner grants the state the right to purchase the property at the end of the agreement, prior to the landowner transferring or selling the property, whichever is later. If the landowner tenders the easement for purchase and the state does not exercise the right to buy the easement in a timely fashion, the landowner is released from the agricultural agreement. The purchase price of the easement is based on the value of the property at the time the agreement is entered into plus a reasonable escalator. The landowner may transfer or sell the property before the expiration of the 30-year term, but only if the property is sold subject to the agreement and the buyer becomes the successor in interest to the agricultural protection agreement. Upon mutual consent of the parties, a landowner may enter into a perpetual easement at any time during the term of an agricultural protection agreement.

Payment for the easement programs is intended as a lump-sum payment at the time the easement is entered into. Landowners entering into an agricultural protection agreement receive up to 50 percent of the purchase price at the time the agreement is entered into, with remaining payments on the balance as equal annual payments over the term of the agreement. Payments for the resource conservation agreements will be equal payments over the term of the agreement. No more than ten percent of any funds made available for the program may be used for resource conservation agreements and agricultural protection agreements.

DACS, in consultation with DEP, the water management districts, DCA, and FWCC, is charged with adopting rules establishing an application process, a process and criteria for setting priorities for use of funds and giving preference to ranch and timber lands managed using sustainable practices, an appraisal process for easements, and a process for review and approval of rules by the trustees. In 2003, DACS initiated the rule development process, going as far as to brief the Cabinet aides on the final draft. However, the formal adoption of the rule has not taken place due to the lack of funding for the program.

DACS has included funding requests in its budget each year since the inception of the program. However, thus far, the program has not been funded. As discussed in a later section (Federal and Other Programs) of this report, various federal programs offer matching funds, but without state funding Florida is unable to take advantage of those opportunities.

## **Rural Lands Stewardship**

In Executive Order 2000-196, Governor Jeb Bush asked the Florida Growth Management Study Commission (Commission) to consider:

*“Development of a state rural policy that includes mechanisms for rural economic development and the continued viability of agricultural economies while protecting the unique characteristics of rural areas. Such mechanisms may include a program of innovative planning and development incentives, economic incentives, and other measures, such as incentives to reward best management practices, providing cost-efficient delivery of public services, and a statewide system for transferring or purchasing development rights through a rural lands stewardship program.”*

The Commission's Rural Policy Sub-Committee considered how to preserve the state's agricultural heritage and promote rural economies in the face of escalating growth, as well as what factors should be guiding principles for future development of rural areas. The Sub-Committee also tried to consider all relevant topics to determine the best methods to be utilized to meet these guiding principles.

In its recommendations to the Commission, the Sub-Committee stated:

*"The Rural Policy Sub-Committee recognizes the long-term value of retaining rural lands for agriculture, open space and conservation uses. A thriving rural economy with a strong agricultural base, healthy natural environment, and viable rural communities is an essential part of Florida's present and future vision. Rural areas also include the largest remaining intact ecosystems and best examples of remaining wildlife habitats as well as a majority of privately owned land targeted by local, state and federal agencies for natural resource protection.*

*The growth of Florida's population and the demand for low density and moderately priced housing to serve it creates increasing pressure to develop rural lands. Florida's growth management policies have not successfully controlled, and have in many instances accelerated rather than reversed this trend. Further, current land use policies designed primarily for urban situations, have dominated comprehensive planning in Florida. Rural infrastructure needs have been widely ignored and rural counties have struggled, without adequate infrastructure support, to comply with the requirements of the state's current growth management laws.*

*There is a direct relationship between land values and the ability of rural landowners to keep their properties in agricultural production. Florida's agricultural economy is land rich and cash poor. The value of agricultural lands as collateral for borrowed capital needed to support agricultural operations is based in large part on the underlying development rights for non-agricultural uses. These underlying development rights have been reduced over time as a byproduct of ineffective land use policies.*

*As the alternative uses of rural lands are reduced, so too is the asset value and options available to rural residents to diversify the rural economy and accommodate rural oriented development. The unintended consequence of Florida's current growth management process, which has primarily focused on downzoning as a means of controlling rural density, has resulted in diminished private property rights and decreased land values. Declining land values encourage the conversion of agricultural land to other uses. There is little objective evidence to suggest that policies that encourage conversion of rural lands from working forestry or agriculture to widely dispersed very low density residential tracts in itself achieves any protection for habitat or ecosystems.*

*Regulatory controls do not stop growth or permanently assure the protection of habitats or ecosystems. Where permanent protection and management has been achieved, this has occurred primarily through programs such as voluntary land and conservation acquisition programs and incentives based on cooperation by landowners.*

*Even with the best efforts at urban infill, the pressures for development will impact almost every rural county. Florida lacks a comprehensive growth management policy, which proactively and realistically addresses both the pressures of population growth and the unique characteristics and multiple needs of rural Florida.”*

The Sub-Committee’s report also stated: *“The challenge of reforming Florida’s Growth Management laws is to change the entire dynamic of government’s relationship to rural land and its intrinsic property values. We must design a two-fold system which offers economic rewards and regulatory incentives to help keep land in agricultural production. At the same time, we must both allow and offer incentives to clustered, compact urban development in the rural setting.”*

Preceding and during the Commission and Sub-committee deliberations, Collier County was planning the first large-scale “stewardship” plan in Florida.

**Collier County’s Stewardship Program** resulted from a Governor and Cabinet Final Order in 1999.<sup>21</sup> The Final Order required Collier County to conduct a comprehensive study of the county’s rural lands by collecting data and public input in order to develop appropriate amendments to the county’s growth management plan. The rural land surrounding the town of Immokalee was one of the areas studied. The area included the majority of land used in Collier County for agricultural production. The Collier Plan Amendments, endorsed by the affected land owners, environmental interests, the Collier County Commission and DCA, took three years of collaborative, community-based planning and work.<sup>22</sup> According to DCA officials, however, if proposed today, the Collier County Stewardship Program would not meet the current statutory requirements for Rural Land Stewardship Areas, which are discussed below.

Rural Land Stewardship is an incentive-based system that encourages the voluntary preservation and private stewardship of natural resources, retention of rural uses and agriculture, and accommodates economic growth and diversification in a sustainable rural character. It provides a mechanism to recognize the public value of resources such as the environment, listed species and their habitat, agriculture, Florida culture, open space, etc., and creates a “currency” where those values can be exchanged for increased development in a sustainable fashion on lands not having the same values.

The Collier County Stewardship Overlay (overlay) involved approximately 195,000 acres in and around the town of Immokalee in eastern Collier County. Each acre within the overlay received a natural resource index score based upon its environmental characteristics. Credits were calculated by using a specific methodology set forth in a Stewardship Credit Work Sheet.

The factors adopted in Collier County’s Comprehensive Plan for determining the environmental sensitivity of each acre include the following:<sup>23</sup>

---

<sup>21</sup> Cox, Ernie; Durham, Tim; Reynolds, Al; Draper, Eric; Wilburn, Roger – *Rural Land Stewardship Areas, Stewardship 101*, Growth Management and Environmental Permitting Short Course, Feb. 2007.

<sup>22</sup> Id.

<sup>23</sup> Id.

- Whether it was within a flowway stewardship area, habitat stewardship area, water retention area or within the area of critical state concern.
- Its proximity to one of the above.
- Listed species habitat.
- Soils and surface water indices.
- Restoration potential.
- Land use and land cover.

The next portion of the generation of credits was the removal of land use layers from a particular piece of property. This concept provides that not all uses need to be removed in order to generate stewardship credits, thus leaving the property owner with a choice as to what uses may remain on the property. These land use layers must be removed sequentially in the following order:

- Residential land uses.
- General conditional uses.
- Earth-mining and -processing uses.
- Recreational uses.
- Agriculture – Group 1 (citrus, row crops, etc.).
- Agriculture – support uses (packing houses, etc.).
- Agriculture – Group 2 (pasture and related uses).

The underlying base level is conservation, which allows all of the uses that are allowed in conservation-designated property in Collier County.

If all land use layers are removed, that particular acre would generate one base credit. That one base credit would then be multiplied against the natural resource index score of that particular acre to determine the number of credits generated by that acre. The index factors then are multiplied by the layers to be removed to come up with the total number of credits generated for the removal of some or all of the land use layers. This flexibility allows a landowner to leave certain uses on the property, such as agriculture, while generating credits by removing all of the uses above agriculture.

Because of the natural resource index score concept, the most environmentally sensitive land generates the highest number of credits per acre. In this way, the owner has the incentive to protect those lands first, as they generate the highest number of credits.

The basic premise of the “overlay” program is that environmentally sensitive lands are preserved by providing economic incentives to owners of such lands through stewardship credits. Those credits can then be transferred to lands more suitable for development, resulting in a more efficient development pattern to better protect natural resources and important agricultural lands. Lands can be set aside for permanent agricultural, open space or conservation uses in exchange for stewardship credits, and development and growth are promoted without creating urban or rural sprawl.<sup>24</sup>

---

<sup>24</sup> Id.



The Florida **Rural Lands Stewardship Program** (program)<sup>25</sup> was created by the 2001 Legislature. The original program provided for the creation of a Rural Land Stewardship pilot program allowing up to five local governments to adopt rural land stewardship areas ranging in size from 50,000 to 250,000 acres. These Rural Land Stewardship Areas (RLSAs) would be located outside of the urban fringe of municipalities and established urban growth areas. RLSAs would be adopted by Comprehensive Plan amendment, subject to DCA review pursuant to s. 163.3184, F.S., which would provide criteria for designation of receiving areas in which innovative planning and development strategies may be applied. (See addendum 3 for a chronology of the program.)

During the 2004 legislative session, legislation<sup>26</sup> was enacted removing the program from its pilot project status so it could be implemented statewide. Additionally, the legislation:

- Allowed for the designation of a RLSA through a future land use map overlay;
- Lowered the minimum size threshold for an RLSA from 50,000 to 10,000 acres, in addition to removing a ceiling size;
- Allowed for the creation of multi-county RLSAs, subject to Plan Amendments in each affected county;
- Required DCA, DEP, water management districts and regional planning councils to provide technical assistance to local governments interested in designating RLSAs;
- Allowed transferable land use credits to be assigned at different ratios based on the natural resources and other beneficial uses of the land; and
- Exempted a comprehensive plan amendment establishing a RLSA from the twice per year limitation of the frequency of plan amendments.

In 2005, the Legislature made yet more changes<sup>27</sup> to the program. The amended law:

- Required that innovative planning and development strategies provide for a functional mix of land uses, specifically as it relates to affordable housing for moderate, low, and very low income levels;
- Provided that listed species' surveys must be performed at the time of designation of a stewardship receiving area, and that if listed species occur on the receiving areas, there must be coordination with the appropriate local, state, or federal agencies to protect the listed species and their habitat. In determining the provisions for such protection, the RLSA is to be considered as a whole, with consideration of the environmental benefits of the areas protected as sending areas, as well as the impacts to the areas to be developed as receiving areas;
- Provided that total transferable rural land use credits within a RLSA must enable the realization of the long-term vision and goals for the 25-year or greater projected population of the RLSA;

---

<sup>25</sup> s. 163.3177(11)(d), F.S.

<sup>26</sup> Section 5, Chapter 2004-372, Laws of Florida

<sup>27</sup> Section 17, Chapter 2005-290, Laws of Florida

- Provided that the highest number of credits can be assigned not only to the most environmentally valuable land, but also to areas where open space and agricultural land are a priority; and
- Provided an exemption from development of regional impact regulations for RLSAs in circumstances where the local government has entered into a binding agreement with the Department of Transportation and jurisdictions that would be impacted regarding the mitigation of impacts on state and regional transportation facilities.

The 2006 Legislature adopted additional revisions<sup>28</sup> stating: “The total amount of transferable rural land use credits within the rural land stewardship area must enable the realization of the long-term vision and goals for the 25-year or greater projected population of the rural land stewardship area, which may take into consideration the anticipated effect of the proposed receiving areas.”

To implement a new RLSA, the law,<sup>29</sup> as amended, states: “[a] local government, in conjunction with a regional planning council, a stakeholder organization of private land owners, or another local government, shall notify DCA in writing of its intent to designate” a RLSA. According to its 2007 Rural Lands Stewardship Annual Report, DCA encourages participation by local and multi-county governments of different sizes and rural characteristics in establishing RLSAs.

DCA is required to implement “a process by which the department [DCA] may authorize local governments to designate all or portions of land classified in the future land use element as predominantly agriculture, rural, open, open-rural, or a substantively equivalent land use, as a rural land stewardship area.”<sup>30</sup> In an April 2007 memo to Highlands County, DCA Secretary Tom Pelham outlined specific steps that DCA recommends interested parties take when pursuing a rural land stewardship program:

- Prior to giving written notification to DCA, a conference be held between the proper county officials and the DCA planning staff to discuss the proposed RLSA, including applicable planning requirements, potential technical assistance from state agencies to the county, and the DCA’s expectations regarding future comprehensive plan amendments for the RLSA.
- A public workshop to be held by the Board of County Commissioners and county staff, including participation by DCA staff.
- When a county decides to proceed with the RLSA process, written notification to DCA is necessary. Such notification should contain data and analysis describing the basis for the designation, including the extent to which the RLSA enhances rural land values, controls urban sprawl, provides necessary open space for agriculture and protection of the natural environment, promotes rural economic activity, and maintains rural character and the economic viability of agriculture.

Pursuant to the law, DCA will review the comprehensive plan amendment designating a RLSA. The amendment, as required by s. 163.3177(d)4, F.S., should provide:

---

<sup>28</sup> Section 2, Chapter 2006-220, Laws of Florida

<sup>29</sup> s. 163.3177(11)(d)3, F.S.

<sup>30</sup> s. 163.3177(11)(d)1, F.S.

1. Criteria for the designation of receiving areas within RLSAs in which innovative planning and development strategies may be applied.
2. Goals, objectives, and policies setting forth the innovative planning and development strategies to be applied within RLSAs.
3. A functional mix of land uses, including adequate available workforce housing, including low, very-low and moderate income housing in accordance with rule 9J-5.006(5)(1), Florida Administrative Code, adopted through zoning and land development regulations.
4. A process that encourages visioning pursuant to s. 163.3167(11), F.S., to ensure that innovative planning and development strategies comply.
5. Control of sprawl through use of innovative strategies and creative land use techniques consistent with the provisions of rule 9J-5.006(5)(1), Florida Administrative Code.

Once the local government adopts, by ordinance, the comprehensive plan amendment to create a RLSA, a methodology for creation and use of transferable rural land use credits (stewardship credit) must be established. According to DCA, “A great deal of flexibility is provided to local governments in establishing the methods for credit generation and transfer . . .”<sup>31</sup> The total number of stewardship credits within a given RLSA should be adequate to accommodate the long-term vision and goals for the 25-year or greater projected population of the RLSA, which may take into consideration the anticipated effect of the proposed receiving areas.

Statutorily, the steps laid out for establishing a RSLA are as follows:

- A local government, in conjunction with a regional planning council, a stakeholder organization of private landowners, or another local government, shall notify DCA in writing of its intent to designate a RSLA. A description of the basis for the designation, including a list of benefits to be derived from RLSA must be included in the written notification. The RLSA must be at least 10,000 acres and be located outside municipalities and established urban growth boundaries. The RLSA must be designated by a comprehensive (comp) plan amendment.
- The comp plan amendment designating a RLSA shall be subject to review by DCA and must contain certain information as required by statute<sup>32</sup> relating to receiving areas, innovative planning and development strategies, visioning of future appearance of the RLSA, and the control of sprawl.
- A receiving area shall be designated by the adoption of a land development regulation. Prior to this designation, the local government must provide DCA a 30-day period in which to review a proposed receiving area for consistency with the RLSA plan amendment and to provide comments to the local government. A listed species survey must be performed at the time of designation of a receiving area. If listed species occur on the receiving area site, the statute<sup>33</sup> requires the developer to take necessary precautions in order to protect those species in accordance with applicable regulations.
- Upon the adoption of a comp plan amendment creating a RLSA, the local government shall establish the methodology for the creation, conveyance, and use of transferable rural

---

<sup>31</sup> Florida Department of Community Affairs’ Rural Land Stewardship 2007 Annual Report

<sup>32</sup> s. 163.3177(11)(d)4, F.S.

<sup>33</sup> s. 163.3177(11)(d)5, F.S.

land use credits otherwise referred to as stewardship credits. The total amount of transferable rural land use credits within the RLSA must enable the realization of the long-term vision and goals for the 25-year or greater projected population of the RLSA, which may take into consideration the anticipated effect of the proposed receiving areas. Transferable rural land use credits have certain limitations as imposed by Florida law.<sup>34</sup>

- Owners of land within the RLSA should be provided incentives to enter into rural land stewardship agreements with state agencies, water management districts, and local governments to achieve mutually agreed upon conservation objectives. Such incentives may include: opportunities to accumulate transferable mitigation credits; extended permit agreements; opportunities for recreational leases and ecotourism; payment for specified land management services on publicly owned land, or property under covenant or restricted easement in favor of a public entity; or option agreements for sale to public entities or private land conservation entities, in either fee or easement, upon achievement of conservation objectives.

DCA is charged with reporting to the Legislature annually on the results of the implementation of RLSAs authorized. DCA is also required to provide technical assistance to local governments in order to encourage mixed-use, high-density urban infill and redevelopment projects, as well as promote the transfer of development rights within these areas. Laws relating to state and regional planning, as well as the state comprehensive plan govern the implementation of a RLSA, and s. 163.3177(11)(h), F.S., gives DCA rule-making authority necessary to implement the provisions of the RLSA law.

Florida currently has two designated RLSAs, the Collier County RLSA (217,483 acres) and the Adams Ranch Stewardship Project in St. Lucie County (22,384 acres); however, eight local governments (Brevard, Collier, Glades, Highlands, Manatee, Osceola, St. Lucie, and Volusia counties) are in the process of implementing or are considering implementing RLSAs.<sup>35</sup>

DCA's position relating to the RLS program is stated by Secretary Tom Pelham in the following quote from his address to the Florida Chapter of the American Planning Association on September 6, 2007:

*"The Rural Lands Stewardship Area program (RLSA) is our biggest immediate challenge and opportunity. Stewardship is a great concept and a potentially wonderful planning tool. It can provide incentives for rural landowners to continue in agriculture by allowing limited development rights on a small portion of their land. Unfortunately, the original stewardship concept is being threatened by subsequent statutory amendments. As enacted in 2001, the statute limited the RLSA approach to five pilot projects and provided that the approach could not be extended until the success of the program had been established through the pilot projects. However, in 2004, the statute was amended to remove these provisions, to exempt RLSA plan amendments from the twice-a-year limitation on plan amendments, and to lower the threshold size requirement from 50,000 to 10,000 acres. Then, in 2005, the statute was again amended to partially exempt development in an RLSA from the DRI process.*

---

<sup>34</sup> s. 163.3177(11)(d)6, F.S.

<sup>35</sup> Florida Department of Community Affairs' Rural Land Stewardship 2007 Annual Report

*The issue is whether RLSA is going to be a stewardship program or a development bonanza. The Department recently initiated rulemaking to establish more definite standards for the RLSA program. I have been asked if DCA is trying to kill the RLSA program. The answer is no. We want a successful stewardship program, and we are determined to save it from those who would turn it into a vehicle for the suburbanization of our rural and agriculture lands.*

*Hometown Democracy presents us with another challenge. This movement proposes that we amend the Florida Constitution to require that every local plan amendment be approved by a public referendum vote before it can be adopted by the local government. This is an extreme solution to a real problem.*

*The problem is too many plan amendments. Although the Growth Management Act originally provided that local plans could only be amended twice a year, the Legislature subsequently created thirty-two exceptions to the twice-a-year limitation. Many local governments have developed a habit of adopting many amendments every six months. For example, in 2005 local governments adopted more than 8,000 plan amendments. The frequency of amendments has undermined the credibility of local plans and turned them into six-month suggestions rather than long-term visions.”*

Although the 2001 legislation authorized DCA, in cooperation with DACS, DEP, water management districts, and regional planning councils,<sup>36</sup> to adopt rules, it has not done so. However, acting upon its statutory authority, DCA is currently pursuing adoption of rules for the program. In the initial public rulemaking workshop, DCA raised the following questions relating to statutory purpose and intent,<sup>37</sup> for consideration:

1. What is rural character?
2. What is rural economic activity?
3. What is necessary to maintain the economic viability of agriculture?
4. What amount, form and pattern of development is consistent with the maintenance of rural character and agricultural viability? What should be the ratio between protected lands and rural development?
5. Are new cities compatible with maintenance of rural character and agricultural viability?
6. Should there be limits on the amount of development allowed in a RLSA receiving area?
7. Should there be limits on the amount of residential development?
8. What are the differences between rural villages and towns and urban villages and towns?
9. What are the open space requirements for protection of ecosystems and habitats?
10. What landscape scale is required to accomplish the statutory purpose and intent?
11. What design requirements are necessary to achieve the statutory purposes and intent?
12. What design requirements are needed to control urban sprawl within and around a RLSA?
13. Should every RLSA development be completely surrounded by a greenbelt within the RLSA?
14. If so, what should be the size of the greenbelt?
15. What mixed-use requirements are appropriate for a RLSA?

---

<sup>36</sup> s. 163.3177(11)(d), F.S.

<sup>37</sup> s. 163.3177(11)(a), F.S.

16. What are “rural design and rural road corridors”?
17. Under what circumstances is it “appropriate” to designate a RLSA?
18. Can land under single ownership be designated as a RLSA?
19. What is a “stakeholder organization of private landowners”?
20. Can a county designate more than one RLSA?
21. Should non-contiguous lands be eligible for RLSA designation?
22. If so, how are intervening lands to be treated?
23. Should a rural landowner be allowed to fragment his/her rural landholdings and subject only a part of it to the RLSA process?
24. Should a rural landowner with contiguous landholdings that are located in more than one county be allowed to submit only the land in one county to the RLSA process?
25. If contiguous lands in more than one county are proposed for RLSA designation, must stewardship credits be transferable from one county to another?

Both rulemaking workshops were well-attended by local government planning officials, environmental group representatives, landowner representatives, and state agency personnel. The questions generated much participation and discussion. On January 22, 2008, DCA issued for comment a proposed draft rule. Written comments from interested parties have been requested by February 1. After comments have been received, further rule workshops will be scheduled.

Numerous policy options related to the RLSA program are included in the Policy Options section of this report.

### **Federal and Other Programs**

The United States Department of Agriculture’s Farm and Ranchland Protection Program (FRPP) provides matching funds to eligible state and local governmental and non-governmental entities seeking to purchase development rights to keep productive farm and ranches in agricultural uses. The program will pay up to 50% of the appraised value of the development rights; however, it does not pay for real estate transaction costs such as appraisal, survey, title search and other due diligence. Florida has the potential, if the state supplies matching funds, of receiving \$4-8 million in federal funds from the FRPP.<sup>38</sup>

The Grassland Reserve Program (GRP) protects, enhances and restores grasslands under threat of conversion to cropland and other uses (trees, homes, developments, strip malls, etc.) and helps maintain the viability of grazing operations. The GRP was authorized by the 2002 Farm Bill. To be eligible for the program, private lands should consist of 40 or more contiguous acres, with livestock grazing, that are historically dominated by grasses or shrubs. Landowners with eligible property may receive compensation through permanent or 30 year agreements. Landowners may also enter into 10, 15, 20, or 30 year rental agreements. All participants must develop conservation plans that outline strategies for enhancing forage vitality and preserving the viability of the grasslands.

---

<sup>38</sup> Information provided by the Florida Department of Agriculture and Consumer Services.

The American Farmland Trust (AFT) is a non-profit conservation organization founded in 1980 to protect the nation's strategic agricultural resources. The mission of AFT is to prevent the loss of productive farmland and to promote farming practices that lead to a healthy environment. AFT provides information and technical assistance on farm and ranch land protection as well as working closely with the academic, environmental and agricultural communities to raise awareness of issues by providing research and strong academic arguments for wise public policy.

**Local Programs in Florida** *(The following information was obtained from the survey described in the next section of this report.)*

Most of Florida's counties address the protection of rural lands for agricultural or natural resources purposes through their local comprehensive plans and land development regulations. State direction for such local comprehensive plans is provided by policy in the State Comprehensive Plan and statutes and rules governing local growth management plans. The following counties have programs and policies in place to protect rural and agricultural lands in their respective counties.

The residents of **Charlotte County** approved a Conservation Lands Program that permits land owners to sell development rights for less than fee to ensure that the land remains in agriculture. Approved by the voters in November 2006 by a special referendum, the program will be funded through sales tax money. A Natural Resources Advisory Committee has identified 7 parcels of land for the program. To date, the development rights on one parcel have been bought with contracts pending on the other six.

**Collier County** has Rural Fringe Mixed Use District (RFMUD) regulations for the rural fringe area of the county, which were established in 2002 and 2003. Though not specifically designed to protect agricultural land uses, the RFMUD does allow agricultural uses. Such uses, consistent with the Florida Right to Farm Act,<sup>39</sup> are allowed in the RFMUD "sending" lands, which are the most environmentally sensitive lands within the RFMUD. By virtue of limiting density in various portions of the RFMUD, protection of rural lands and rural character is promoted. There is no funding mechanism for the neutral lands or receiving lands as development rights have not been lost. The funding mechanism for protection of sending lands, for which development rights have been lost, is the Transfer of Development Rights (TDR) program. Owners of the sending lands may choose to sell all or a portion of their residential development rights, which are sent or transferred to receiving lands. The density level and land uses for the sending areas have been tightened compared to the county's prior comprehensive plan regulations.

**Highlands County** is in the process of contracting with a consultant to help in developing a "Rural Area Plan." The plan will develop growth management regulations which will guide growth within rural areas. Development of the plan will be partially funded through a grant from the Department of Community Affairs (DCA). The county is also working with DCA to establish two Rural Land Stewardship Areas within the county. These are still in the early stages of development.

---

<sup>39</sup> s. 823.14, F.S.

**Hillsborough County** established the Agriculture Industry Development Program to implement efforts to encourage the economic viability of agriculture and to prevent the premature conversion of agricultural land to non-agricultural uses. More recently, the county approved and initiated the Agriculture Stewardship Program. This is an incentive-based program that rewards the farmer with an annual grant payment for keeping land in agriculture. The program is administered through an Agriculture Stewardship Program Agreement between the county and an agricultural landowner. The agreement prohibits the landowner from converting agricultural land to non-agricultural use for the term of the agreement, which is ten years. Any land that is currently classified as agriculture, as determined by the Property Appraiser's Office, qualifies for the program. In 2007, the first year of the program, the county paid \$200,000 in grants to approximately 220 parcels of land.

In recognition of **Indian River County's** desire to protect agriculture despite the challenges and changes facing the citrus industry, the county has designated a set number of acres of land in its comprehensive plan to be retained for active agricultural operations. Additionally, the county has established a New Town (NT) land use designation. In order to receive the NT land use designation, a Planned Unit Development (PUD) project must be approved which clusters residential and non-residential uses in a manner that protects agricultural and open space areas, protects natural resources, creates a self-sufficient community, minimizes off-site traffic, and discourages urban sprawl. The county's NT policies are expected to accomplish the same results as the Rural Land Stewardship Areas.

**Manatee County** is investigating the development of a Rural Lands Stewardship Program. The county has provided funding of \$108,000 to the Manatee County Farm Bureau to work with a planning firm, Wilson Miller, regarding the establishment of a program.

**Martin County** recently hired a firm, Glatting Jackson, to conduct a Development Patterns Study. County staff, in conjunction with Glatting Jackson, held public meetings and analyzed existing comprehensive (comp) plan policies and development trends to identify programs and policies designed to protect rural lands in the future. A text comp plan amendment to the plan has recently been proposed to provide incentives for protecting lands with an agricultural future land use designation.

**Marion County** has implemented a Transfer of Development Rights (TDR) program that is designed to protect natural resources and locally important and prime farmlands within the county. The TDR is also designed to preserve low density land uses and the right to farm, and to protect the Farmland Preservation area from incompatible land uses.

In September 2007, **Miami-Dade County** established a Development Rights Program. The program is geared towards the purchase of development rights on viable agricultural property. The county has appropriated \$30 million over 10 years as part of a general, county-wide bond obligation to fund the program.

While **Okaloosa County** has no funded purchase of development rights or agricultural easement programs, the county has designated an Urban Development Area (UDA) boundary on its adopted Future Land Use Map. This program is administered by the county's Growth



Management department and is funded in part by fee revenues and the county general fund. The UDA is intended to help buffer rural lands and agricultural activities from incompatible development.

As it is the largest cattle producer in Florida, **Osceola County** is cognizant of the contribution of agriculture to the county's economy. The county has a land acquisition program to purchase rural properties of environmental and agricultural significance. The program is funded through ad valorem taxes. Since December 2006, the county has acquired over 400 acres through five different purchases. In addition to the land acquisition program the county has in place, the county has adopted an Urban Growth Boundary (UGB). This serves to channel 99% of the county's future growth into the UGB and out of the rural areas. Additionally, the county is proposing adoption of a Transfer of Development Rights (TDR) program that would remove development rights from lands outside the UGB and direct them to areas within the UGB.

**Polk County** has established the Polk Land Stewardship Alliance. This is a coalition sponsored by the Polk Vision, which includes representatives of the agricultural and environmental community. The Alliance is in the process of preparing a set of recommended program measures as part of a Polk Land Stewardship Program that are intended to preserve wildlife habitat and corridors and support the continued viability of agriculture. These recommendations will include modifications to the comprehensive plan to increase the protection of agricultural and natural resources through voluntary, incentive-based programs. The Alliance is scheduled to present its recommendations to the Polk County Board of County Commissioners by the end of the year (2007).

In March 2005, **Santa Rosa County** adopted a Rural Development Plan. The purpose of the plan is to protect the rural character, agricultural viability and natural resources of the county. The implementation of the plan is in the formative stages with the establishment of a Rural Protection Area Overlay, conducting research on the creation of a Transfer of Development Rights (TDR) program and drafting Land Development Code (LDC) language for creating two new rural zoning districts.

Sarasota 2050 is a 50-year land use plan to manage and shape future growth in **Sarasota County**. It establishes different resource management areas (RMA), including an agricultural RMA to preserve the agricultural lands in the county. General government funding supports the local planning staff overseeing the comprehensive plan. The county also encourages conservation easements on existing working landscapes when acquired under the local environmentally sensitive land program. This program is funded through ad valorem taxes of up to 0.25 mills annually.

Volusia Forever was created in 2000 when the citizens of **Volusia County** voted to tax themselves .2 mills over 20 years to protect the county's natural biodiversity. Over the life of the program, it is anticipated that \$191 million will be raised through this ad valorem tax. In order to stretch these dollars as far as possible, Volusia Forever attempts to form partnerships with federal, state, water management district and local agencies that are committed to protecting natural resources. In an effort to keep agricultural lands in production, the program has partnered with the United States Department of Agriculture to purchase conservation easements

on agricultural land in the county. In addition to Volusia Forever, the county has numerous ordinances in place to protect agricultural and rural lands.

### **Conservation/Preservation Programs in Other States**

Many other states have adopted programs to protect their agricultural and environmental lands. Most were adopted in the 1990s or since 2000. Maryland, however, began such efforts in 1977. Following are overviews of other states' programs.

**Connecticut**<sup>40</sup> has two main agricultural preservation programs in place: the Farmland Preservation Program and the Agriculture Viability Grants Program (AVGP). The main objective of the Farmland Preservation Program is to secure a food and fiber producing land resource base, consisting mainly of prime farmland, for the future of agriculture in Connecticut. The Connecticut Department of Agriculture (CDA) preserves farmland by acquiring development rights to agricultural properties. The farms remain in private ownership and continue to pay local property taxes. A permanent restriction on nonagricultural uses is placed on these properties.

Landowners may apply to the program voluntarily. Once a landowner has submitted an application and it has been evaluated, the farm is appraised for the unrestricted market value and the market agricultural value, the difference between the two indicating the value of the development rights. The appraisals are reviewed with the landowner. The Commissioner of Agriculture may negotiate anywhere from a gift of, to the full value of, the development rights. After an agreement has been reached, a letter is presented by the Commissioner of Agriculture to the land owner representing the agreed upon price. Upon Bond Commission approval, the state obtains an A-2 survey and title search of the property. After all the documents are approved by the Attorney General, a closing is held and the documents and maps are recorded in the local land records and the deed is recorded with the Secretary of State.

As of October 2007, the Farmland Preservation Program has preserved approximately 32,200 acres on the 234 farms in the program at a cost of approximately \$21 million. A chart relating to the monies spent on the purchase of development rights is attached as addendum 4 to this report. Approximately 21,000 of those acres are classified as prime and important farmland soils.

The Agriculture Viability Grants Program (AVGP) was established by the Connecticut Legislature in 2005. This program's goal is to protect and preserve Connecticut for future generations by providing increased funding for municipal open space grants, farm viability and preservation, historic preservation, and new and existing affordable housing programs, along with infrastructure to support and promote agriculture in Connecticut. Two types of grants are available:

- The Farm Viability Grant for Municipalities (FVG) may only be used by municipalities for capital projects or for planning projects. The grant requires a 50% match, which may be in-kind services or funding from other sources.

---

<sup>40</sup> [www.farmland.org](http://www.farmland.org) and [www.ct.gov/doag](http://www.ct.gov/doag)

- The Farm Transition Grant (FTG) is geared towards strengthening the economic viability of Connecticut farmers, agricultural not-for-profit organizations and agricultural cooperatives. This grant requires a producer and a cooperative match to be at least 50% and it may not include in-kind services. A not-for-profit match must be at least 40% and may include in-kind services. The matching funds for the CDA's share of the project's budget are capped at \$50,000.

The **Delaware**<sup>41</sup> Department of Agriculture's Planning Section oversees the Agricultural Lands Preservation Foundation (foundation) to preserve historic structures, wildlife habitats, important environmental features, wetlands and forests, as well as setting aside, permanently, the critical farmland for future generations of Delawareans. The foundation's program has two major components: agricultural preservation districts (district) and agricultural conservation easements (easement). The district is a voluntary agreement to use land only for agricultural purposes for at least a ten year period. District land must yield a minimum farm income, satisfy a scoring system standard and undergo a review and approval process. There are no size limits on the amount of land that qualifies. While the landowner does not receive a payment for creating the district, the benefits include tax exempt status (real estate, county, school) on unimproved land in the district; significant protection against nuisance suits for land in the district; and landowners are permitted limited residential use. Delaware currently has approximately 129,263 acres in 519 Agricultural Preservation Districts.

The second part of the program consists of Agricultural Conservation Easements. In an effort to permanently preserve farmland, the foundation purchases development rights from landowners and imposes a permanent agricultural conservation easement on the land. The foundation requires the land to first be in an agricultural preservation district before the owner can apply to sell the development rights. A chart relating to the monies spent on the purchase of development rights is attached as addendum 5 to this report.

**Georgia**<sup>42</sup> has several programs at the state level tailored towards agricultural and environmental land conservation. The goal of the Georgia Land Conservation Program (GLCP) is to keep property in private ownership while maintaining significant conservation values. This statewide fund provides \$100 million in grants and loans to local governments and the Georgia Department of Natural Resources for the permanent protection of the state's cultural, natural, and historic resources.

The goal of the Georgia Conservation Tax Credit Program is to keep working agricultural and forestry land in production. The program provides increased income tax benefits to donors of conservation easements. The tax benefits are in the form of state income tax credits for qualified donations of real property for conservation purposes. Taxpayers can claim a credit against the state income tax of 25% of the fair market value of the donated property, up to a maximum credit of \$250,000 per individual and \$500,000 per corporation. The amount of credit used in one year may not exceed the amount of state income tax otherwise due. Any unused portion of the credit may be carried forward for five succeeding years.

---

<sup>41</sup> [www.farmland.org](http://www.farmland.org) and [dda.delaware.gov/aglands](http://dda.delaware.gov/aglands)

<sup>42</sup> [www.farmland.org](http://www.farmland.org) and [www.glcp.georgia.gov](http://www.glcp.georgia.gov)

In April, 2006, Governor Sonny Perdue signed the Land Conservation Tax Credit Bill into law. The legislation calls for the tax credit to be retroactive to January 1, 2006. The Georgia Departments of Natural Resources and Revenue are working, in conjunction with a group of land trust leaders, to develop rules and procedures for issuing the tax credits.

In 2005, the **Hawaii**<sup>43</sup> Legislature passed the Legacy Lands Act. This program was developed in conjunction with the Hawaii Farm Bureau and the Hawaii Department of Agriculture to protect farmland in the state. The program dedicates 10% of the real estate transfer tax on luxury home purchases to the Hawaii Land Conservation Fund for outright purchases of conservation easements on environmental and agricultural lands. Hawaii also passed legislation creating a process for identifying important agricultural lands, established land use policies and incentive programs affecting such lands. Each county is provided with allocated funding to handle the mapping and planning for designation of important agricultural lands.

In 1994, the **Kentucky**<sup>44</sup> General Assembly enacted the Purchase of Agricultural Conservation Easement Corporation (PACE). The purpose of PACE is to allow the state to purchase agricultural conservation easements in order to ensure that lands currently in agricultural use will continue to remain available for agriculture and not be converted to other uses. Since its inception, PACE has purchased agricultural conservation easements on 88 farms totaling 20,927 acres for \$17,873,444. In addition, 33 easements on 4,296 acres have been donated to the program, bringing the total inventory to approximately 121 farms containing approximately 25,223 acres.

**Maine**<sup>45</sup> has several vehicles available for preserving agricultural and environmental land. The Maine Farmland Trust, established in 1999, is Maine's only statewide land trust focused exclusively on farmland. The mission of the trust is to protect and preserve Maine's farmland, keep agricultural lands working, and support the future of farming in Maine. The trust works with landowners, land trusts, farm groups, and municipal and state agencies to identify and preserve valuable agricultural land. The trust uses tools such as agricultural conservation easements, purchase of development rights and current use property tax classification, among others, to preserve the state's agricultural lands. Through Maine's FarmLink program, the trust connects farmers looking for land with farmers who have farms for sale or lease.

Enacted in 1987, the Land for Maine's Future Program (LMFP) was created to acquire land, as well as easements, to protect important conservation areas, water access, outdoor recreation, fish and wildlife habitat and farmland. The LMFP requires a fifty-cent match for every dollar requested. Since its creation, the LMFP has assisted in the acquisition of more than 444,000 acres from willing sellers, including 247,000 acres protected through conservation easements.

Saving Maine's Farmland is a strategic plan for the Department of Agriculture's farmland protection program. It is also a guide to coordinate the efforts of local, state and federal agencies and private organizational partners to assist farmers and farm families, town and regional governmental entities, and educators, researchers, and policy strategists with farmland protection. The development of "Saving Maine's Farmland: A Collaborative Action Plan" began

---

<sup>43</sup> [www.farmland.org](http://www.farmland.org) and [www.state.hi.us/dlnr/dofaw/llcp/](http://www.state.hi.us/dlnr/dofaw/llcp/)

<sup>44</sup> [www.farmland.org](http://www.farmland.org) and [www.kyagr.com](http://www.kyagr.com)

<sup>45</sup> [www.farmland.org](http://www.farmland.org) and [www.mainfarmlandtrust.org](http://www.mainfarmlandtrust.org)

in April of 2001 with a meeting of state and federal agency representatives and stakeholders from various constituencies of Maine's agricultural, policy, commercial, and private interest groups. The plan is the result of a two-year study and outlines principles, goals and actions that connect farmland protection to community planning.

Created in 1977, the **Maryland**<sup>46</sup> Agricultural Land Preservation Foundation (MALPF) is part of the Maryland Department of Agriculture. MALPF purchases agricultural preservation easements that forever restrict development on prime farmland and woodland. Because the MALPF is one of the oldest farmland protection programs and has been so successful in protecting farmland acreage statewide, it has become a model for programs across the United States. Primary funding for the program comes from a dedicated percentage of Program Open Space funds, which are generated by a 0.5 percent state real estate transfer tax assessed on all homes and lands purchased or sold in Maryland. The program also receives funding from revenues from the state agricultural transfer tax. This tax is levied on all farmland, assessed at its agricultural value that is sold or transferred, unless the new landowner agrees to continue its agricultural use. The MALPF has preserved farmland in all of Maryland's 23 counties. The State of Maryland, with the work of the MALPF and its state and local partners, has preserved in perpetuity more agricultural land (now approaching 500,000 acres) than any other state in the country.

Maryland's Rural Legacy Program (RLP), created in 1997, recognizes the multiple benefits that rural lands possess and encourages partnership of public and private resources to protect and preserve locally identified target areas. One of the goals of the program is to preserve agricultural lands to encourage the viability of resource-based industries. This program focuses primarily on open space and environmentally sensitive areas requiring more stringent resource management. According to RLP staff, the majority of acres in the program are in agricultural use, although the program does not target farmland specifically. The RLP is funded through a combination of Maryland Program Open Space dollars and general obligation bonds from the state's capital budget. Local jurisdictions also contribute monies for a variety of land preservation efforts. Many counties in the state use the program to fill in the gaps around MALPF-protected easements or to augment and buffer MALPF-protected properties.

The GreenPrint Program (GPP) was signed into law in May 2001. This program protects Maryland's most endangered forests, greenways, wetlands and other environmentally sensitive lands and creates an integrated network that links existing preserved areas to maximize environmental value. In 2002, the program received \$35 million in funding. The General Assembly specified that one fourth of GPP funds must be used to acquire easements on properties exhibiting GPP features within Maryland Agricultural Land Preservation Districts (MALPF). MALPF currently holds 37 GPP easements on 5,623 acres.

**New Hampshire's**<sup>47</sup> Land and Community Heritage Investment Program (LCHIP), created in 2000, is the primary source of state funding for farmland protection projects. The LCHIP is an independent state authority that provides matching grants to New Hampshire communities and non-profits to conserve and preserve New Hampshire's most important natural, cultural and historic resources. Funds are invested statewide in working lands such as farms and forests, and in historic buildings for economic revitalization. Only municipalities and non-profits are eligible

---

<sup>46</sup> [www.farmland.org](http://www.farmland.org) and [www.dnr.state.me.us/land/rurallegacy/](http://www.dnr.state.me.us/land/rurallegacy/)

<sup>47</sup> [www.farmland.org](http://www.farmland.org) and [www.lchip.org](http://www.lchip.org)

for grants. Small towns and large cities all have an equal chance at the funding. The program requires that once funding is granted to an agricultural land project, the lands, mandated through an easement, remain in agricultural use. Through the LCHIP, every \$1 in resources brings back more than five times local, private, and federal funds. As part of a recent agreement on the state's biennial budget, New Hampshire lawmakers provided a significant increase in funding for this program through a combination of general appropriations and a dedicated deed recording fee. The agreement provides \$6 million annually for LCHIP over two years, funding the first year through the state's general fund and the second year through a \$25 fee on documents recorded at county deed registries.

The **North Carolina**<sup>48</sup> Agricultural Development and Farmland Preservation Trust Fund (ADFP), the successor program of the Farmland Preservation Trust Fund, was established in 2005 by the North Carolina Legislature. The definition of the program was also broadened to include three grant priorities: conservation easements, agricultural agreements, and programs that develop sustainable or viable agriculture. A 19-member advisory committee comprised of the Commissioner of Agriculture and various representatives of agricultural organizations, state agencies and universities, as well as three agricultural producers, was established to help guide funding priorities and application selection. A total of \$44,000 in funding was available for the ADFP pilot project conducted in 2006-07. ADFP received 22 applications requesting a total of \$575,900 for projects valuing more than \$9.5 million. The advisory committee elected to fund 5 projects with a total project value of over \$3.8 million.

In 2005, the **Ohio**<sup>49</sup> Legislature authorized the Agricultural Security Area (ASA) program, a farmland preservation tool that farmers, county commissioners and township trustees can use to protect blocks of farmland in their communities. To qualify, land forming the area must be at least 500 contiguous acres, having one or more owners; utilizing best management practices; enrolled in an agricultural district; enrolled in the Current Agricultural Use Valuation (CAUV) tax program; and must not have any civil or criminal actions in violation of Ohio or United States environmental law in the 10 years immediately preceding the date of application. Landowners apply to their county commissioners and township trustees. Once an ASA is formed, the county and/or township will not initiate, approve or finance any non-farm development, such as extending sewer lines or building new roads in the ASA. In addition to being protected from incompatible development and receiving the benefits of CAUV and Agricultural District enrollments, farmers may receive, at the discretion of the township trustees and the county commissioners, a real property tax exemption on new or expanded farm buildings. A minimum investment of \$25,000 is required and local officials may establish a maximum investment cap. The tax exemption can be up to 75% and up to 10 years. Non-farm development is limited in an ASA for 10 years. Landowners may reapply for subsequent 10 year periods but must do so 180 days before the original enrollment expires.

The Clean Ohio Agricultural Easements Purchase Program was created in 1996 by then-Governor George Voinovich to seek solutions to the loss of farmlands. One of the first recommendations approved by the General Assembly was the Agricultural Easement Purchase Program (AEPP), which was signed into law in January 1999. The AEPP is administered by the

---

<sup>48</sup> [www.farmland.org](http://www.farmland.org) and [www.ncadfp.org](http://www.ncadfp.org)

<sup>49</sup> [www.farmland.org](http://www.farmland.org) and [www.ohioagriculture.gov/farmland/](http://www.ohioagriculture.gov/farmland/)



Ohio Department of Agriculture (ODA), which pays qualifying farmers a majority of the difference between the agricultural value and the full market value of their land for a perpetual agricultural easement. The program is open to farms of 40 acres or more that are enrolled in both the CAUV program and an agricultural district. Funding for the program comes from the Clean Ohio Bond Fund, which included \$25 million for farmland preservation.

**Pennsylvania's**<sup>50</sup> Agricultural Conservation Easement Purchase (ACEP) Program has protected more farmland than any other state level Purchase of Agricultural Conservation Easement (PACE) program in the nation. The program allows state, county and local governments to purchase conservation easements (sometimes called development rights) from owners of quality farmland. Designation as an Agricultural Security Area (ASA) qualifies land for consideration under the Easement Purchase Program at the landowner's request, if the ASA has at least 500 acres enrolled. Farmers may choose to receive the proceeds from easement sales in a lump sum payment, installments up to five years, or on a long term installment basis.

The Clean and Green Program was established to preserve farmland, forest land and open space by taxing land according to its use rather than the prevailing market value. The program, administered by county assessment offices, is voluntary and generally requires that a 10 acre minimum remain in designated use (agricultural use, agricultural reserve and forest reserve). Parcels less than 10 acres and capable of producing \$2000 annually from the sale of agricultural products are eligible for the agriculture use designation. Land taken out of the permitted use becomes subject to a rollback tax, imposed for up to seven years, as well as an interest penalty.

In 2002, the **South Carolina**<sup>51</sup> Legislature created the Conservation Bank statewide land protection legislation. The legislation provides funding for the protection of natural resources through the conservation of land across the state. The program simultaneously protects valuable natural resources and private property rights by either buying the property outright from voluntary landowners or establishing conservation easements allowing the land to remain in traditional agricultural use. The program is funded through the documentary stamp tax for new construction and property transfers. The Conservation Bank completed its first round of funding in December 2004, awarding \$11 million to protect 25,000 acres.

The **Texas**<sup>52</sup> Farm and Ranch Lands Conservation Program (FRLCP) was established in 2005. By awarding grants for the sale of agricultural conservation easements, FRLCP is a grant-making program that provides Texas landowners with financial incentives to conserve Texas' water resources and wildlife habitat through the voluntary sale of either perpetual or term conservation easements.

The Farm and Ranch Lands Protection Programs (FRPP) is a voluntary conservation program that helps farmers and ranchers keep their land in agriculture. The program provides funds to help purchase development rights to keep productive farmland in agricultural uses. Working through existing programs, the USDA Natural Resources Conservation Service (NRCS) joins

---

<sup>50</sup> [www.farmland.org](http://www.farmland.org) and [www.agriculture.state.pa.us/agriculture](http://www.agriculture.state.pa.us/agriculture)

<sup>51</sup> [www.farmland.org](http://www.farmland.org) and [www.sccbanc.sc.gov](http://www.sccbanc.sc.gov)

<sup>52</sup> [www.farmland.org](http://www.farmland.org) and [www.texasfrcp.org](http://www.texasfrcp.org) and [www.tpwd.state.tx.us/landwater/land/private/farmbill](http://www.tpwd.state.tx.us/landwater/land/private/farmbill)

state, tribal, or local governments and non-governmental organizations to acquire conservation easements. The NRCS provides up to 50% of the fair market easement value.

Conservation of Private Grazing Land (CPGL) is a voluntary program that helps owners and managers of private grazing lands address natural resource concerns while enhancing the economic and social stability of grazing land enterprises and the rural communities that rely on them. Eligible lands include all non-federally owned and tribal lands used to produce livestock or wildlife. This program does not provide any financial assistance.

The **Vermont**<sup>53</sup> Land Trust (VLT) conserves working farms by acquiring the development rights transferred through conservation easements. Since the VLT's creation in 1977, it has conserved nearly 600 agricultural parcels. To qualify, the farm must be a viable operation or have a sound plan for getting into operation. The program is funded through the Vermont Housing and Conservation Board (VHCB). The VHCB makes loans and grants to nonprofit organizations, municipalities and state agencies for the acquisition of land and for the purchase of conservation easements.

In 2000, the **Virginia**<sup>54</sup> General Assembly approved establishment of the Virginia Agricultural Vitality Program to address the issue of farmland loss and the challenges to agricultural profitability and farm and business transfer. In 2001, the General Assembly created the Office of Farmland Preservation within the Virginia Department of Agriculture and Consumer Services to oversee the Ag Vitality Program. The program has two initiatives: developing standards for local purchase of development rights programs and administering the Virginia FarmLink Program. The Office of Farmland Preservation is also charged with recommending funding sources for the purchase of development rights, providing assistance to farmers on farmland preservation issues, and educating the public on the importance of farmland preservation.

Virginia's FarmLink Program is designed to introduce beginning and aspiring farmers who are in search of business arrangements through which they can acquire land, equipment, experience and access to the knowledge of seasoned producers to those farmers and landowners who are facing retirement and want to see their businesses continue and their land stay in production.

With American Farmland Trust's (AFT) help, **Washington**<sup>55</sup> created the Office of Farmland Preservation (OFP) in 2002 authorizing the Washington State Conservation Commission to purchase agricultural conservation easements. But AFT was unable to secure funding to support this authority, so it languished. In 2005, with critically important support from AFT and the Washington Farm Bureau, the state made farmland protection a part of the highly respected Washington Wildlife and Recreation Program (WWRP)—a program that acquires lands important to the environment and to recreation. In 2007, the WWRP program was funded at \$100 million for the 2007-09 biennium, which, given the percentage allowed for farmland easement purchases, will result in \$9 million to spend on protecting agriculture over the next two years.

---

<sup>53</sup> [www.farmland.org](http://www.farmland.org) and [www.vlt.org/agriculture.html](http://www.vlt.org/agriculture.html) and [www.vhcb.org/conservation.html](http://www.vhcb.org/conservation.html)

<sup>54</sup> [www.farmland.org](http://www.farmland.org) and [www.savefarms.com](http://www.savefarms.com)

<sup>55</sup> [www.farmland.org](http://www.farmland.org) and [www.rco.wa.gov/rcfb/grants/farmland.htm](http://www.rco.wa.gov/rcfb/grants/farmland.htm)



## **Survey Results**

The Committee on Agribusiness, working with the Florida Legislative Committee on Intergovernmental Relations (LCIR), prepared and distributed to all of the state's 67 counties a survey regarding the conservation/preservation of agricultural lands. Responses were received from 46 of the 67 counties (approximately 69%). Questions related to:

- the amount of acreage in agricultural production, if any;
- types of agriculture;
- agricultural acreage lost since 2003, if any;
- whether or not loss or potential loss of agricultural lands is of concern;
- primary pressures on agriculture that may result in loss of agricultural lands;
- whether or not the county has any local agricultural/rural land protection programs;
- whether or not the local comp plan addresses protection of rural lands for agricultural or natural resources purposes;
- participation in state land protection programs; and
- whether or not “urban sprawl” is an issue of concern to rural areas.

A copy of the survey is attached as addendum 6 to this report. Addendum 7 is a chart depicting county by county statistics from the survey.

Of the 46 counties responding to the survey, 43 reported agricultural production within the county. Those counties responding estimated, cumulatively, acreage in production to be approximately 8.4 million acres producing agricultural products such as: timber, pasture, dairy, nursery, livestock, vegetable crops, silviculture, livestock feed, apiary operations, orchards, sod, ornamentals, aquaculture, citrus, tobacco, sugarcane, poultry, strawberries, equine, tropical fruits and vegetables, cotton and peanuts. As previously noted, thirty-three of the 46 counties reported a loss of agricultural acreage totaling approximately 1.4 million since 2003.

Approximately 25 counties responding have either local agricultural/rural lands protection programs in place, are participating in the Rural Land Stewardship Area Program (RLSA) or are exploring the possibility of implementing a local program/RLSA. Of the counties participating, or considering participation in the RLSA, the following suggestions for improvement were made:

- Brevard County suggested allowing single landowners with greater than 50,000 acres to participate. In response to an initial application submitted by Brevard County for an RLSA, Secretary Pelham wrote that to achieve statutory purposes the designation of a RLSA must include multiple properties and encompass broad rural areas. The Secretary also stated that the program is not directed toward a single landowner and suggested development of a large scale plan amendment as a possible alternative.<sup>56</sup>
- Collier County, which contains one of the two current RLSAs in the state, had the following preliminary suggestions: preservation incentives to preserve the most valuable agricultural lands; buffering around and between developments; internal connectivity

---

<sup>56</sup>Tom Pelham letter to Glen D. Storch and Clay Henderson – August 6, 2007.

between developments; shared open space between towns and communities; reliable fiscal modeling for impacts to county; an appointed permanent task force for review of program and planning in the eastern rural lands of the county; fiscally neutral criteria; improved natural resource data; inter-county RLSAs with adjoining counties; sustainable and green building design; and targeting of potential restoration areas.

- Franklin County suggested use of the RLS program rather than having the state buy up conservation lands.
- Glades County's suggestions included: remove statutory authority for the DCA to have more than one opportunity to review the RLSA; clarify that the county makes the determination regarding the appropriateness of the proposed property for inclusion in the program; clarify that long-term growth plans such as RLSA should not be required to limit plans to accommodate historical growth in population; clarify that a RLSA may consist of multiple landowners but is not required to consist of multiple landowners; maintain flexibility in the program, and offer appropriate incentives to ensure participation in the program.
- Hernando County suggested more flexibility in the acreage requirement, i.e. assemblages of small agricultural operations.
- Hillsborough County rejected the RLSA because of the minimum size limit (10,000 acres).
- Polk County determined that the minimum acreage threshold and requirement that the RLSA be established outside existing municipalities were hindrances to the use of this tool in Polk County.
- After reviewing the requirements for a RLSA, Santa Rosa County rejected the program because of the size restrictions on the designated areas and the need to have the receiving and sending areas both in the RLSA.
- Taylor County suggested assistance to small counties with limited staff to fully explore the feasibility of using the RLSA in the county.
- Several of the rural counties stated that the right combination of market pressure and desire on the part of the private landowners have not yet coalesced to make an RLSA an option.

### **Discussion:**

The research conducted for this report suggests a need for the protection of Florida's agricultural lands that is recognized by numerous persons and groups, not just those involved in agriculture. A healthy, viable agricultural industry is critical to Florida's economy. Projected population increases for Florida show a need for future development, and much of the cleared, open space currently used for agriculture is very desirable for development purposes. DACS' statistics estimate Florida's population at 24.5 million in 2030, and suggest that every 1000 new residents will use 185 acres of farmland. Information from DACS states that if current rates of decline of farmland continue, Florida farm acreage will drop below 9 million acres between 2028 and 2030.

Although agricultural production efficiency has increased markedly allowing more production on less acreage, the conversion of agricultural lands to other uses is of concern for other reasons, including: loss of wildlife habitat; loss of open, green space; and loss of aquifer recharge areas,

wetlands, and watersheds. Such loss has been recognized as an item of concern as evidenced by implementation of a variety of innovative conservation and protection efforts from the local government level to federal programs. Determining how the development of Florida is planned and managed will shape the state's future. Although Florida has implemented highly successful programs to acquire and preserve conservation and recreation lands, little has been implemented specifically for protection of rural, agricultural lands.

Conservation programs offering incentives to sustain a viable agricultural economy in Florida are gaining in popularity. Increasing interest in the Rural Lands Stewardship (RLS) program indicates a desire by large landowners to be able to retain acreage for agricultural purposes while also being able to develop a portion of their properties. In the early years of the RLS program, there was little interest due to low agricultural land values. More recently, interest has stemmed from booming land values. The agriculture community has been faced with the dilemma of selling acreage while prices are high or continuing to farm and perhaps miss an opportunity. Local governments have also demonstrated an interest in using the RLS program to plan as well as encourage their development. The potential for success of the 'hometown democracy' movement has also been cited by some landowners as a reason for an increased sense of urgency and interest in the RLS program.

State planning officials at DCA are concerned that the interest in the RLS program is for its development potential rather than for the retention of lands for agricultural production. Also of concern to some is the fact that many of the small, rural counties do not have the technical staff or expertise required for the complex, complicated planning necessitated by programs such as RLS.

In addition to RLS, the Rural and Family Lands Protection program (RFLP) described in this report seems to offer potential; however, RFLP has not been tested as it has not been funded. Adequate funding will be important to the success of this program. Due to Florida's current budgetary situation; however, such funding may not be forthcoming in the near future.

There are other viable alternatives to the plans discussed in this report. For example, sector planning, although not without obstacles, balances growth with rural sustainability. Large scale plan amendments present another option, as demonstrated by Collier County and Indian River County.

### **Policy Options:**

In conducting this research, suggestions were provided by the various sources interviewed. These are presented in no particular order and are footnoted, when applicable, to identify the source of the policy option.

### **Relating to RLSA:**

1. Incorporate the original concepts underlying the Rural Land Stewardship Program into the successor program for Florida Forever and integrate with other rural/agricultural land protection efforts.
2. Multi- Agency Collaboration – Include DACS, DEP, FWCC, WMD’s, OTTED, DOT collaboration from the beginning and in assistance to the local government. Make lead technical agency the lead on an issue determination.<sup>57</sup>
3. Provide a stronger, more defined role for the Department of Agriculture and Consumer Services in the RLSA process in order to ensure the program maintains an agricultural base in the state’s economy.
4. Affirm Flexibility of Program – Fits the land, not a one size fits all program.<sup>58</sup>
5. Size Threshold – There needs to be flexibility in the application of the program depending on context. A minimum size threshold is appropriate, and there is no evidence to indicate that a minimum higher than the current 10,000 acres isn’t appropriate in some contexts.<sup>59</sup>
6. Amend the minimum acreage limit from 10,000 back to 50,000<sup>60</sup>
7. Provide for two comprehensive plan amendments: the first would include the “big” picture for the development with sending and receiving areas specified; the second would be obtained through an expedited process and would establish the infrastructure.<sup>61</sup>
8. Prevent landowners from opting out of the RLSA once the credits have been transferred, and then converting to a “one dwelling on 5 acres” plan.<sup>62</sup>
9. Clarify that the credits should equate to the amount of development being planned. The credits should be allocated accordingly to preserve both agricultural and environmental land.<sup>63</sup>
10. Remove the prohibition on RLSA including municipalities to direct some of the credits/growth towards existing communities.<sup>64</sup>

---

<sup>57</sup> Suggested by stakeholder group of representatives of large landowners.

<sup>58</sup> Id.

<sup>59</sup> Id.

<sup>60</sup> Suggested by the Department of Community Affairs.

<sup>61</sup> Id.

<sup>62</sup> Id.

<sup>63</sup> Id.

<sup>64</sup> Id.

11. Open Space – As there is no statutory minimum, open space is negotiated on a case-by-case basis, with differing results depending on the local government and landowner preferences. We believe a minimum figure should be established, and suggest a good starting point would be at a minimum of 3:1 ratio of preserved lands to developed lands.<sup>65</sup>
12. Development Patterns – RLSA programs must contain a common range of criteria for towns, villages, hamlets and/or rural settlement. Criteria should include minimum density, rural village center maximum size and percentage of public open space, land use mix, affordable housing, street layout, school location and transportation. Distances should be established to secure as tight a cluster as possible for infrastructure and transportation, as set forth in the 50% of residential density within a 10 minute walk of the Rural Village Center. For a truly rural pattern to be maintained, the distances between the various development patterns should be defined. The goal should be an appropriate integration of conservation, transportation, agriculture and other infrastructure needs and the avoidance of sprawl.<sup>66</sup>
13. Urban Sprawl – Clarify intent to combat urban sprawl by promoting mixed-use, higher density development on a limited footprint. Clarify that the comprehensive plan for the RLS overlay is not subject to the standard urban sprawl or population need criteria in chapter 163 or 9J-5, but instead is the type of innovative planning and development strategy which is an exception to those standards. Impact of receiving area outside the RLS will be assessed by local government at time of receiving area designation and may merit outside the RLS comprehensive plan revisions to prevent urban sprawl.<sup>67</sup>
14. Receiving Areas – Receiving areas should have clear boundaries to ensure ultimate build-out of the receiving area is defined, and buffered to separate urban and non-urban uses where appropriate with conservation, recreation or agricultural lands. There should be no prohibition for a receiving area to add to existing towns or settlements. If property is annexed into a city after RLS designation, the city should automatically step into the shoes of the county created RLS comp plan.<sup>68</sup>
15. Sending Areas – Lands used for water quality improvement works, water supply projects, alternative energy production should be eligible as sending areas. All types of agriculture eligible, including timber. Carbon credit eligible. Sending areas reflect the landscape, so they may not be contiguous.<sup>69</sup>
16. Mesh with Public Acquisition Programs – Priority given to connecting with existing and targeted public lands through RLS and its sending areas. Areas in an RLS or established Sending areas are eligible either for purchase of fee or conservation easement. Land can be acquired with or without attached sending credits.<sup>70</sup>

---

<sup>65</sup> Suggested by 1000 Friends of Florida, the Florida Wildlife Federation and the Nature Conservancy in a joint letter to Secretary Pelham (June 6, 2007).

<sup>66</sup> Id.

<sup>67</sup> Suggested by stakeholder group of representatives of large landowners.

<sup>68</sup> Id.

<sup>69</sup> Id.

<sup>70</sup> Id.

17. Sending Credits – Bonuses for early establishment of Sending Areas that are targeted for acquisition, are part of an identified wildlife habitat restoration or preservation program, or are connected to public conservation lands, and extra credits for including public recreational opportunities.<sup>71</sup>
18. Surrounding Lands – The size of the RLSA program must take into account foreseeable future development on adjacent lands not included within the RLSA. To eliminate the potential for attracting sprawl to RLSA perimeters, we feel a comprehensive planning consideration for the future use of contiguous areas must occur at the time any RLSA is considered. Ideally, the RLSA process should include an assessment of all surrounding rural lands so that conservation, land use and infrastructure needs are defined and coordinated.<sup>72</sup>
19. Easements – RLSA program conservation easements must be permanent as the statute requires. The permanent conservation easement should be held by at least two separate entities, such as Collier County and the Florida Department of Agriculture holding the conservation easements of the Collier County RLSA program. We believe DCA should establish minimums in this regard in order to provide the certainty that easements for conservation, agriculture and other open spaces are permanently held. It would also be our suggestion that no private entities be tasked with monitoring and enforcement. We would also strongly recommend that such easements be assigned and dedicated as soon in the process as possible, with incentives for early dedication and restoration and as is set forth in the Collier County RLSA program. To maintain the integrity of the easements, maintenance obligations should be required within the terms entered under the program.<sup>73</sup>
20. Easement and Management Agreements – Clarify permanency of easements, holders of easements and process and timing for recording of easements, and process and timing of establishing and amending management plans for sending areas.<sup>74</sup>
21. Content of Comprehensive Plan – Clarify required contents of comp plan establishing the RLS overlay to include criteria by which lands would qualify as sending areas and establish the credit system. No set ratios for developable land to ag/open/preservation. Establish in the comp plan, design and performance standards which incentivize good environmental stewardship and ensure good community design. Identify potential sending and receiving areas, but leave actual designation at a local level based on accurate, up-to-date information at the time of designation, based on criteria established in the comp plan. Phasing of implementation depends on market forces, and provision of appropriate infrastructure.<sup>75</sup>

---

<sup>71</sup> Id.

<sup>72</sup> Suggested by 1000 Friends of Florida, the Florida Wildlife Federation and the Nature Conservancy in a joint letter to Secretary Pelham (June 6, 2007).

<sup>73</sup> Id.

<sup>74</sup> Suggested by stakeholder group of representatives of large landowners.

<sup>75</sup> Id.

22. Planning Timeframes – The planning time frame for the RLSA program must be the same as that of the local government comprehensive plan. This could be done by means of RLSA program phasing.<sup>76</sup>
23. Sending and Receiving Areas – As these areas form the basis for all RLSA projects; we believe it is in everyone’s best interests to have such areas specifically mapped as part of the process. Such mapped areas should be recorded. Regional coordination is necessary to ensure that sending areas from RLSA are positioned to achieve connectivity, conserve watersheds, and maximize ecological benefits on a regional and /or landscape level.<sup>77</sup>
24. Review/Implementation Processes – Although RLSA was begun as a pilot program, it has become a permanent program with very little review and analysis. Unfortunately, the annual DCA reports to the Legislature have not been done. We ask not only that the DCA annual assessments begin, but that local government be required to do the same. Having local assessments of RLSA programs done at the time of an EAR on a seven year schedule is not adequate or appropriate. We are also concerned about local government’s ability to implement and monitor RLSA programs over the lengthy timeframes involved. It would seem that a more structured implementation program is necessary to not only train and maintain staff, but to put into place some mechanism that holds projects accountable to the purpose and intent of the original RLSA designation.<sup>78</sup>
25. The best available data and analysis regarding natural resources within and adjacent to the RLSA should be used as the baseline for determining the resource values that are translated into “development credits”. We see areas with existing densities of one dwelling unit/ten acres or even less being transformed into much more dense residential areas with millions of square feet of institutional and commercial square footages added. We suggest that mandatory ratios be established as guidelines that appropriately recognize the relationship between our rural and developed landscapes.<sup>79</sup>
26. Rural character must be defined in some fashion so that any development allowed demonstrates that it promotes and protects the rural setting in which the RLSA is being allowed. With no guidelines set for this, the intent of the statute cannot possibly be met.<sup>80</sup>
27. Goals – Clarify goals of the program. Promote a healthy, diverse economy in rural areas while conserving open space and natural systems and providing land availability to allow realization of a healthy agricultural economy. Remove “rural character” or any other implication that the program is designed to economically keep rural areas as they are.<sup>81</sup>

---

<sup>76</sup> Suggested by 1000 Friends of Florida, the Florida Wildlife Federation and the Nature Conservancy in a joint letter to Secretary Pelham (June 6, 2007).

<sup>77</sup> Id.

<sup>78</sup> Id.

<sup>79</sup> Id.

<sup>80</sup> Id.

<sup>81</sup> Suggested by stakeholder group of representatives of large landowners.

28. Much more needs to be done regarding the clearing and on-going maintenance of exotic vegetation on RLSA sites. This should become a requirement for any RLSA project.<sup>82</sup>
29. A more rigorous assessment of farm field restoration options, including wildlife habitat values present within farm fields needs to occur. This should include incentives for restoration in both sending and receiving areas.<sup>83</sup>
30. In regards to panther habitat, development credits should not be allowed from sending areas that will become surrounded by future development. Attention must be given to required minimum buffer areas adjacent to any development area.<sup>84</sup>
31. Ownership – Encourage but not require multiple owners.<sup>85</sup>
32. Allow single landowners with greater than 50,000 acres to participate.<sup>86</sup>
33. Develop preservation incentives to preserve the most valuable agricultural lands; buffering around and between developments; internal connectivity between developments; shared open space between towns and communities; reliable fiscal modeling for impacts to county; an appointed permanent task force for review of program and planning in the eastern rural lands of the county; fiscally neutral criteria; improved natural resource data; inter-county RLSAs with adjoining counties; sustainable and green building design; and targeting of potential restoration areas.<sup>87</sup>
34. Notice – Revise notice provision to initiate the designation process and start the multi-agency collaboration. Clarify that DCA review is the standard comprehensive plan amendment process, not a two-stage approval process.<sup>88</sup>
35. Use the RLS program rather than have the state buy up conservation lands.<sup>89</sup>
36. Remove DCA’s statutory authority to have more than one opportunity to review the RLSA; clarify that the county makes the determination regarding the appropriateness of the proposed property for inclusion in the program; clarify that long-term growth plans such as RLSA should not be required to limit plans to accommodate historical growth in population; clarify that a RLSA may consist of multiple landowners but is not required to consist of multiple landowners; maintain flexibility in the program, and offer appropriate incentives to ensure participation in the program.<sup>90</sup>

---

<sup>82</sup> Suggested by 1000 Friends of Florida, the Florida Wildlife Federation and the Nature Conservancy in a joint letter to Secretary Pelham (June 6, 2007).

<sup>83</sup> Id.

<sup>84</sup> Id.

<sup>85</sup> Suggested by stakeholder group of representatives of large landowners.

<sup>86</sup> Suggestion from survey response for Brevard County.

<sup>87</sup> Suggestions from survey response for Collier County.

<sup>88</sup> Suggested by stakeholder group of representatives of large landowners.

<sup>89</sup> Suggestion from survey response for Franklin County.

<sup>90</sup> Suggestions from survey response for Glades County.



37. More flexibility in the acreage requirement, remove the prohibition on establishing the RLSA within existing municipalities and remove restriction on having receiving and sending areas within the RLSA.<sup>91</sup>

### **Relating to Rural and Family Lands Act:**

1. Expand Florida Forever. Accelerate and expand this highly successful natural lands acquisition program to permanently protect not only natural lands and open and recreation space, but also agricultural and forestry lands.<sup>92</sup>
2. Whatever successor program replaces Florida Forever, ensure that the new program includes the implementation of the Rural and Family Lands Act, as well as a funding mechanism for the act, to achieve the goal of preserving agricultural land in the state.
3. Protect Florida's essential lands. The acquisition of conservation easements (and some fee simple purchases) for over eight million additional acres of agricultural and natural lands.<sup>93</sup>

### **Relating to State Policies:**

1. Adopt new policy on conversion of rural lands to urban use. A growth leadership perspective requires new public policy mandating that the conversion of rural land to urban density only be allowed in return for significant public benefit, especially the preservation of natural and agricultural lands and open space.<sup>94</sup>
2. Create a 100 year legacy plan. The plan should identify the lands for permanent protection from development and lands that are appropriate for development. All state funding should be consistent with the Legacy Plan.
3. Encourage compact development. Increased densities for new development.
4. Create a study commission to identify priority agricultural lands to be saved, as well as to identify funding sources.
5. Keep DRI exemption – Clarify that DCA has appellate rights if sending and receiving area designations are inconsistent with the comp plan establishing the RLS overlay.<sup>95</sup>
6. Rulemaking – Authorize Procedural Rules

---

<sup>91</sup> Suggestions from survey responses for Hernando, Santa Rosa and Polk Counties.

<sup>92</sup> Suggested by 1000 Friends of Florida report. <http://1000friendsofflorida.org/planning/2060.asp>

<sup>93</sup> From the University of Pennsylvania's *Alternative Scenario* report.

<sup>94</sup> Options 1-3 suggested by 1000 Friends of Florida report. <http://1000friendsofflorida.org/planning/2060.aso>

<sup>95</sup> Options 5 and 6 suggested by stakeholder group of representatives of large landowners.

### Addenda



## Florida State Agriculture Overview - 2006

### Farms

|                           |            |
|---------------------------|------------|
| Number of Farms           | 41,000     |
| Land in Farms (acres)     | 10,000,000 |
| Average Farm Size (acres) | 244        |

### Livestock Inventory

|  |           |
|--|-----------|
| Cattle and Calves - All (Jan. 1, 2007) | 1,730,000 |
| Hogs & Pigs - All (Dec. 1, 2006)       | 20,000    |

### Milk

|                               |               |
|-------------------------------|---------------|
| Milk Cows (Average head)      | 132,000       |
| Milk Production per Cow (lbs) | 16,417        |
| Production (lbs)              | 2,167,000,000 |

### Crops - Planted, Harvested, Yield, Production, Price (MYA), Value of Production

| Commodity                          | Planted All Purpose Acres | Harvested Acres | Yield       | Production      | Price per Unit   | Value of Production Dollars |
|------------------------------------|---------------------------|-----------------|-------------|-----------------|------------------|-----------------------------|
| Field & Misc Crops                 | 998,000                   |                 |             |                 |                  | 753,453,000                 |
| Potatoes All                       | 28,800                    | 28,100          | 278.0 cwt   | 7,816,000 cwt   | 18.800 dols/cwt  | 146,462,000                 |
| Potatoes Spring                    |                           | 16,600          |             |                 |                  |                             |
| Potatoes Spring                    | 17,000                    |                 |             |                 |                  |                             |
| Hay All (Dry)                      |                           | 260,000         | 2.3 tons    | 598,000 tons    | 101.000 dols/ton | 60,398,000                  |
| Hay Other (Dry)                    |                           | 260,000         | 2.3 tons    | 598,000 tons    | 101.000 dols/ton | 60,398,000                  |
| Potatoes Winter                    | 5,700                     | 5,500           | 250.0 cwt   | 1,375,000 cwt   | 40.000 dols/cwt  | 55,000,000                  |
| Peanuts for Nuts                   | 130,000                   | 120,000         | 2,500.0 lbs | 300,000 lbs     | 0.173 dols/lb    | 51,900,000                  |
| Cotton Upland                      | 103,000                   | 101,000         | 789.0 lbs   | 166,000 bales   | 0.459 dols/lb    | 33,048,000                  |
| Corn For Grain                     | 60,000                    | 30,000          | 82.0 bus    | 2,460,000 bus   | 2.800 dols/bu    | 6,888,000                   |
| Cotton Seed                        |                           |                 |             | 49,300 tons     | 92.500 dols/ton  | 4,348,000                   |
| Tobacco Flue-Cured Class 1 (11-14) |                           | 1,100           | 2,600.0 lbs | 2,860 lbs       | 1.510 dols/lb    | 4,319,000                   |
| Tobacco All (All Classes)          |                           | 1,100           | 2,600.0 lbs | 2,860 lbs       | 1.510 dols/lb    | 4,319,000                   |
| Soybeans                           | 7,000                     | 5,000           | 27.0 bus    | 135,000 bus     | 5.900 dols/bu    | 797,000                     |
| Wheat All                          | 8,000                     | 5,000           | 42.0 bus    | 210,000 bus     | 3.150 dols/bu    | 662,000                     |
| Wheat Winter All                   | 8,000                     | 5,000           | 42.0 bus    | 210,000 bus     | 3.150 dols/bu    | 662,000                     |
| Corn For Silage                    |                           | 27,000          | 18.0 tons   | 486,000 tons    |                  |                             |
| Cotton All                         | 103,000                   | 101,000         | 789.0 lbs   | 166,000 bales   |                  |                             |
| Sugarcane For Sugar                |                           | 382,000         | 35.8 tons   | 13,676,000 tons |                  |                             |
| Sugarcane For Seed                 |                           | 18,000          | 37.2 tons   | 670,000 tons    |                  |                             |
| Sugarcane For Sugar And Seed       |                           | 400,000         | 35.9 tons   | 14,346,000 tons |                  |                             |

| Project Name                  | Grantor/Parcel          | County    | BOT Authorized | Closed Date | Last Monitored | Number Times Monitored | Acres           | Purchase Price         | Funding Source   |
|-------------------------------|-------------------------|-----------|----------------|-------------|----------------|------------------------|-----------------|------------------------|--|
| Green Swamp (GSLA)            | Sherrouse Ranch         | Lake      | 6/26/01        | 10/23/01    | 10/9/07        | 3                      | 643.12          | \$ 402,000.00          | CARLTF   |
| Green Swamp (GSLA)            | Sherrouse, Ann          | Lake      | 6/26/01        | 10/23/01    | 10/9/07        | 3                      | 76.28           | \$ 50,000.00           | CARLTF   |
| Green Swamp (GSLA)            | Charles David Grimes    | Lake      | 5/30/01        | 11/30/01    | 9/27/07        | 3                      | 1,247.09        | \$ 1,200,000.00        | CARLTF   |
| Green Swamp (GSLA)            | Bender                  | Lake      | 1/29/02        | 6/28/02     | 10/11/07       | 3                      | 150.00          | \$ 365,900.00          | CARLTF   |
| Green Swamp (GSLA)            | Combee, C.              | Lake      | 3/12/02        | 6/28/02     | 10/10/07       | 3                      | 215.63          | \$ 196,200.00          | CARLTF   |
| Green Swamp (GSLA)            | Fussell                 | Lake      | 1/29/02        | 6/28/02     | 2/15/07        | 2                      | 187.24          | \$ 117,000.00          | CARLTF   |
| Green Swamp (GSLA)            | Partin                  | Lake      | 1/29/02        | 7/3/02      | 9/24/07        | 3                      | 299.10          | \$ 257,000.00          | CARLTF   |
|                               |                         | <b>7</b>  |                |             |                |                        | <b>2,818.46</b> | <b>\$ 2,588,100.00</b> |  |
| Caloosahatchee                | LaBelle Ranch           | Hendry    | 3/26/02        | 10/22/02    | 5/3/06         | 2                      | 3,018.25        | \$ 1,660,037.50        | FF   |
| Fisheating Creek              | Smoak                   | Highlands | 1/28/03        | 2/28/03     | 8/9/07         | 3                      | 8,433.87        | \$ 8,939,369.40        | FF   |
| Millstone Plantation          | Conrad                  | Leon      | 1/28/03        | 5/5/03      | 10/1/07        | 3                      | 92.81           | \$ 892,000.00          | FF   |
| Pineland Site Complex         | Sharon Kurgis           | Lee       | 8/26/03        | 12/10/03    | 2/16/07        | 2                      | 6.83            | \$ 250,000.00          | FF   |
| Green Swamp (GSLA)            | Thelma Fussell          | Polk      | 3/15/04        | 6/24/04     | 2/26/07        | 3                      | 98.40           | \$ 113,000.00          | Split<br>FF/P2000(GSLA)<br>FF \$95,008.37 and<br>82.73 acres<br>P2000 \$17,991.63<br>and 15.67 acres |
| Green Swamp                   | Chai Investments, Inc.  | Polk      | 4/26/04        | 8/25/04     | 7/10/06        | 1                      | 173.13          | \$ 130,000.00          | FF   |
| Green Swamp                   | Bass, Dellis Wayne      | Polk      | 5/11/04        | 10/29/04    | 7/11/06        | 1                      | 3,505.00        | \$ 2,288,210.00        | FF   |
| Pinhook Swamp                 | Levings, Jr., Al        | Columbia  | 4/28/04        | 12/21/04    | 10/9/07        | 2                      | 923.30          | \$ 636,640.00          | FF   |
| Volusia Conservation Corridor | Plum Creek, Relay Tract | Flagler   | 12/7/04        | 1/24/05     | 8/9/07         | 2                      |                 | \$ 3,922,799.93        | FF   |

| Project Name                       | Grantor/Parcel             | County          | BOT Authorized | Closed Date | Last Monitored | Number Times Monitored | Acres            | Purchase Price          | Funding Source   |
|------------------------------------|----------------------------|-----------------|----------------|-------------|----------------|------------------------|------------------|-------------------------|--|
|                                    |                            |                 |                |             |                |                        | 8,880.72         |                         |  |
| Big Bend Swamp/Holopaw Ranch (LTF) | Whaley, Cecil & Carie      | Osceola         | 5/11/04        | 3/17/05     | 9/26/06        | 1                      | 3,710.87         | \$ 3,600,000.00         | FF   |
| Apalachicola River                 | Corbin-Tucker              | Calhoun         | 10/26/04       | 4/4/05      | 9/6/06         | 1                      | 2,122.00         | \$ 2,124,500.00         | FF   |
| Bombing Range Ridge                | Brahma Island              | Osceola         | 12/7/04        | 4/4/05      | 10/3/06        | 1                      | 1,063.40         | \$ 3,000,000.00         | FF   |
| Nokuse                             | M. C. Davis                | Walton          | 2/1/05         | 4/8/05      | 10/27/06       | 1                      | 18,880.00        | \$ 16,252,400.00        | FF \$16,252,400.00. Federal Government \$1,000,000.00. Two donations of 1,574 and 555 acres. |
| Panther Glades                     | BR Bar Ranch               | Hendry          | 12/7/04        | 5/2/05      | 9/21/06        | 2                      | 565.00           | \$ 643,540.40           | FF   |
| Pinhook Swamp                      | Carter Jr.                 | Columbia        | 3/1/05         | 8/15/05     | 3/27/07        | 1                      | 1,068.08         | \$ 578,200.00           | FF   |
| Pinhook Swamp                      | Carter/Nowicki             | Columbia        | 3/1/05         | 8/15/05     | 3/27/07        | 1                      | 2,374.96         | \$ 316,540.00           | FF   |
| Pinhook Swamp                      | Espenship                  | Columbia        | 3/1/05         | 8/15/05     | 3/28/07        | 1                      | 1,620.45         | \$ 312,620.00           | FF   |
| Pinhook Swamp                      | Griffin                    | Columbia        | 3/1/05         | 8/15/05     | 3/27/07        | 1                      | 1,620.45         | \$ 312,620.00           | FF   |
| Pinhook Swamp                      | Keen                       | Columbia        | 3/1/05         | 8/15/05     | 3/26/07        | 1                      | 1,620.43         | \$ 200,900.00           | FF   |
| Letchworth Mounds                  | Osceola Property Holdings  | Leon/ Jefferson | 8/9/05         | 8/31/05     | 3/26/07        | 1                      | 1,270.45         | \$ 4,476,000.00         | FF   |
| Pinhook Swamp                      | Espenship, III             | Columbia        | 3/1/05         | 10/7/05     | 3/28/07        | 1                      | 1,098.24         | \$ 210,700.00           | FF   |
| Lake Wales Ridge Ecosystem         | Morgan                     | Polk            | 6/16/05        | 11/2/05     | 2/26/07        | 1                      | 880.42           | \$ 1,264,220.00         | FF   |
| Babcock Ranch                      | Babcock Ranch              | Charlotte       |                | 7/31/06     |                | 0                      | 302.34           | \$ -                    | Donation   |
| Wekiva Ocala Greenway              | Maxwell Family Partnership | Lake            | 8/15/06        | 12/29/06    |                | 0                      | 571.29           | \$ 2,631,400.00         | FF   |
| Northeast Florida Blueway          | Mercer                     | St. Johns       | 11/14/06       | 4/9/07      |                | 0                      | 7.40             | \$ 840,000.00           | FF   |
|                                    |                            | <b>25</b>       |                |             |                |                        | <b>63,892.42</b> | <b>\$ 54,577,705.60</b> |  |
| Fisheating Creek***                | Lykes Brothers Inc.        | Glades          | 10/12/99       | 12/2/99     | 4/12/07        | 3                      | 41,596.40        | \$ 37,478,356.40        | P2000  |
| Cedar Swamp                        | Deep Forest (Hodges)       | Duval           | 11/16/00       | 11/30/00    | 9/22/06        | 3                      | 1,487.69         | \$ 18,392,500.00        | P2000 (SJRWMD paid additional \$9,672,964.00)  |

| Project Name                        | Grantor/Parcel                        | County  | BOT Authorized | Closed Date | Last Monitored | Number Times Monitored | Acres      | Purchase Price    | Funding Source            |
|-------------------------------------|---------------------------------------|---------|----------------|-------------|----------------|------------------------|------------|-------------------|---------------------------|
| Ranch Reserve                       | Mills                                 | Osceola | 6/26/00        | 12/12/00    | 3/9/07         | 4                      | 8,271.32   | \$ 4,850,000.00   | P2000                     |
| Apalachicola River                  | Hatcher                               | Liberty | 11/29/00       | 12/15/00    | 7/20/06        | 1                      | 637.10     | \$ 912,000.00     | P2000                     |
| Green Swamp (GSLA)                  | E.R. Jahna Industries, Inc.           | Polk    | 1/23/01        | 10/25/01    | 1/24/06        | 5                      | 5,757.10   | \$ 6,066,450.00   | P2000                     |
| Green Swamp (GSLA)                  | Combee, AD                            | Polk    | 6/26/02        | 1/8/03      | 10/10/07       | 3                      | 655.98     | \$ 545,000.00     | P2000 (GSLA)              |
| Green Swamp (GSLA)                  | Hollister                             | Polk    | 6/26/03        | 7/30/03     | 9/25/07        | 3                      | 234.92     | \$ 321,051.00     | P2000 (GSLA)              |
| Green Swamp (GSLA)                  | Beddingfield                          | Polk    | 6/26/03        | 7/31/03     | 9/25/07        | 3                      | 163.27     | \$ 200,912.00     | P2000 (GSLA)              |
| Green Swamp (GSLA)                  | Manley                                | Polk    | 6/26/03        | 7/31/03     | 9/27/07        | 3                      | 458.34     | \$ 650,000.00     | P2000 (GSLA)              |
| Green Swamp (GSLA)                  | Tomkow                                | Polk    | 6/26/03        | 7/31/03     | 10/8/07        | 3                      | 394.90     | \$ 550,000.00     | P2000 (GSLA)              |
| Green Swamp (GSLA)                  | Andrews                               | Polk    | 4/8/03         | 8/1/03      | 9/26/07        | 3                      | 976.23     | \$ 812,000.00     | P2000 (GSLA)              |
| Green Swamp (GSLA)                  | Smith, Rex                            | Polk    | 6/26/03        | 9/18/03     | 2/27/07        | 2                      | 224.72     | \$ 306,936.00     | P2000 (GSLA)              |
| Green Swamp (GSLA)                  | Cauley                                | Polk    | 4/8/03         | 9/19/03     | 2/28/07        | 2                      | 159.83     | \$ 139,000.00     | P2000 (GSLA)              |
| Green Swamp (GSLA)                  | Charlton                              | Polk    | 9/18/03        | 11/20/03    | 2/26/07        | 2                      | 321.40     | \$ 428,580.00     | P2000 (GSLA)              |
| Green Swamp (GSLA)                  | Evans, William Earl                   | Polk    | 10/14/03       | 12/4/03     | 2/27/07        | 2                      | 826.89     | \$ 840,400.00     | P2000 (GSLA)              |
| Green Swamp (GSLA)                  | Smith, Ted and Donna                  | Polk    | 6/26/03        | 12/4/03     | 2/27/07        | 2                      | 109.97     | \$ 150,480.00     | P2000 (GSLA)              |
| Green Swamp (GSLA)                  | Wallaby                               | Polk    | 8/12/03        | 12/5/03     | 2/28/07        | 2                      | 383.91     | \$ 510,000.00     | P2000 (GSLA)              |
| Cypress Gardens                     | Trust for Public Land                 | Polk    | 1/27/04        | 2/24/04     | 2/14/07        | 2                      | 149.80     | \$ 11,000,000.00  | P2000 (FF 4th Series)     |
| Green Swamp                         | Smith, Monte & Wilda                  | Polk    | 2/2/04         | 3/31/04     | 2/27/07        | 2                      | 109.52     | \$ 120,200.00     | P2000 (GSLA)              |
|                                     |                                       | 19      |                |             |                |                        | 62,934.96  | \$ 84,291,857.03  |                           |
| 51                                  |                                       |         |                |             |                |                        | 129,645.84 | \$ 141,457,662.63 |                           |
| LAND PROTECTION AGREEMENTS ACQUIRED |                                       |         |                |             |                |                        |            |                   |                           |
| 1082 Green Swamp (GSLA)             | Ronald W. Boutwell and Leigh Boutwell |         | 10/24/96       |             | 7/18/06        | 2                      | 765.00     | \$ 739,613.00     | Land Protection Agreement |

| Project Name            | Grantor/Parcel                                | County | BOT Authorized | Closed Date | Last Monitored | Number Times Monitored | Acres    | Purchase Price  | Funding Source            |
|-------------------------|---|--------|----------------|-------------|----------------|------------------------|----------|-----------------|---------------------------|
| 1083 Green Swamp (GSLA) | Richardson/Bufkin                             |        | 4/30/96        |             | 7/19/06        | 2                      | 2,061.00 | \$ 1,557,050.00 | Land Protection Agreement |
| 1084 Green Swamp (GSLA) | George E. Clark and Coral H. Clark            |        | 4/30/96        |             | 4/5/06         | 2                      | 536.00   | \$ 565,400.00   | Land Protection Agreement |
| 1085 Green Swamp (GSLA) | Donald W. Frasier                             |        | 12/18/96       |             | 7/19/06        | 2                      | 1,022.00 | \$ 647,700.00   | Land Protection Agreement |
| 1086 Green Swamp (GSLA) | Green Swamp Ranch, Ltd.                       |        |                | 4/30/96     | 7/19/06        | 2                      | 261.00   | \$ 187,813.00   | Land Protection Agreement |
| 1088 Green Swamp (GSLA) | Walker/Schwartz/Troiana/Craig                 |        | 4/29/96        | 4/30/96     | 4/4/06         | 2                      | 319.00   | \$ 290,250.00   | Land Protection Agreement |
| 1089 Green Swamp (GSLA) | Walker/Schwartz/Troiana/Troiana/Vaughn        |        | 4/29/96        | 4/30/96     | 4/4/06         | 2                      | 640.00   | \$ 540,000.00   | Land Protection Agreement |
| 1112 Green Swamp (GSLA) | J.W. and Joannah Costine                      |        | 3/3/98         |             | 4/5/06         | 2                      | 651.00   | \$ 619,000.00   | Land Protection Agreement |
| 1114 Green Swamp (GSLA) | Diamond Bar Ranch, Inc.                       |        | 5/28/98        |             | 1/20/06        | 2                      | 1,858.00 | \$ 1,128,025.00 | Land Protection Agreement |
| 1115 Green Swamp (GSLA) | Lois Jean Schwartz                            |        | 11/24/97       |             | 5/25/06        | 2                      | 1,674.00 | \$ 1,643,100.00 | Land Protection Agreement |
| 1123 Green Swamp (GSLA) | Shinn Partnership                             |        | 2/27/98        |             | 5/23/06        | 2                      | 31.00    | \$ 43,100.00    | Land Protection Agreement |
| 1124 Green Swamp (GSLA) | Shinn Partnership                             |        | 2/27/98        |             | 5/23/06        | 2                      | 451.00   | \$ 267,200.00   | Land Protection Agreement |
| 1126 Green Swamp (GSLA) | Helen Elizabeth Van Fleet McConnell           |        | 4/13/98        |             | 7/19/06        | 2                      | 1,283.00 | \$ 772,000.00   | Land Protection Agreement |
| 1127 Green Swamp (GSLA) | Poe Industries, Inc. (fka City Ready-Mix)     |        | 3/5/98         |             | 5/3/06         | 2                      | 1,263.00 | \$ 1,103,900.00 | Land Protection Agreement |
| 1128 Green Swamp (GSLA) | K.J. Holdings, Inc.                           |        | 7/7/98         |             | 5/1/06         | 2                      | 1,054.00 | \$ 911,775.00   | Land Protection Agreement |
| 1129 Green Swamp (GSLA) | Rudolf Schrimpf                               |        | 3/25/98        |             | 5/1/06         | 2                      | 115.00   | \$ 121,700.00   | Land Protection Agreement |
| 1130 Green Swamp (GSLA) | Quality Petroleum Corporation                 |        | 7/7/98         |             | 7/19/06        | 2                      | 695.00   | \$ 560,525.00   | Land Protection Agreement |
| 1131 Green Swamp (GSLA) | Stephen K. Hollister and Karen Jean Hollister |        | 2/26/98        |             | 5/2/06         | 2                      | 58.00    | \$ 38,000.00    | Land Protection Agreement |
| 1132 Green Swamp (GSLA) | Tree-O-Groves, Inc.                           |        | 2/27/98        |             | 5/23/06        | 2                      | 381.00   | \$ 431,150.00   | Land Protection Agreement |
| 1133 Green Swamp (GSLA) | Dewey R. Fussell and Myra K. Fussell          |        | 3/27/98        |             | 5/2/06         | 2                      | 331.00   | \$ 244,500.00   | Land Protection Agreement |

| Project Name            | Grantor/Parcel  | County | BOT Authorized | Closed Date | Last Monitored | Number Times Monitored | Acres    | Purchase Price  | Funding Source            |
|-------------------------|---|--------|----------------|-------------|----------------|------------------------|----------|-----------------|---------------------------|
| 1134 Green Swamp (GSLA) | Thomas A. Wales, Thomas E. Wales, E.J. Wales, Janice B. Wales |        | 4/9/98         |             | 5/22/06        | 2                      | 226.00   | \$ 40,800.00    | Land Protection Agreement |
| 1135 Green Swamp (GSLA) | Green Ridge Groves, Inc.                                      |        | 3/4/98         |             | 5/23/06        | 2                      | 115.00   | \$ 86,600.00    | Land Protection Agreement |
| 1137 Green Swamp (GSLA) | E. Sullivan   |        | 3/23/98        |             | 5/1/06         | 2                      | 744.00   | \$ -            | Land Protection Agreement |
| 1138 Green Swamp (GSLA) | Edgar T. Locke and Diane Locke                                |        | 3/4/98         |             | 5/1/06         | 2                      | 78.00    | \$ 108,000.00   | Land Protection Agreement |
| 1140 Green Swamp (GSLA) | Robert W. Harwell and Denise B. Harwell                       |        | 8/7/98         |             | 5/3/06         | 2                      | 374.00   | \$ 336,988.00   | Land Protection Agreement |
| 1143 Green Swamp (GSLA) | Lawrence M. Smith and Carlene G. Smith                        |        | 3/2/98         |             | 5/22/06        | 2                      | 102.00   | \$ 135,728.00   | Land Protection Agreement |
| 1175 Green Swamp (GSLA) | Dewey R. Fussell and Myra K. Fussell                          |        | 11/30/99       |             | 5/3/06         | 2                      | 648.00   | \$ 420,600.00   | Land Protection Agreement |
| 1176 Green Swamp (GSLA) | Echelon International Corporation                             |        | 11/8/99        |             | 4/3/06         | 2                      | 1,910.00 | \$ 1,251,100.00 | Land Protection Agreement |
| 1178 Green Swamp (GSLA) | Walker/Troiana/Troiana/Vaughn                                 |        | 11/10/99       |             | 4/4/06         | 2                      | 87.00    | \$ 105,300.00   | Land Protection Agreement |
| 1179 Green Swamp (GSLA) | Robert L. Walker  |        | 11/12/99       |             | 4/5/06         | 2                      | 318.00   | \$ 405,450.00   | Land Protection Agreement |
| 1180 Green Swamp (GSLA) | Francesco Vignati   |        | 11/30/99       |             | 5/24/06        | 2                      | 94.00    | \$ 104,637.50   | Land Protection Agreement |
| 1181 Green Swamp (GSLA) | Lawrence M. Smith and Carlene G. Smith                        |        | 11/16/99       |             | 4/4/06         | 2                      | 178.00   | \$ 195,800.00   | Land Protection Agreement |
| 1182 Green Swamp (GSLA) | Carlene G. Smith and Lawrence M. Smith                        |        | 11/16/99       |             | 4/4/06         | 2                      | 125.00   | \$ 55,825.00    | Land Protection Agreement |
| 1183 Green Swamp (GSLA) | Dale A. Locke and Paula A. Locke                              |        | 11/16/99       |             | 5/2/06         | 2                      | 125.00   | \$ 139,400.00   | Land Protection Agreement |
| 1184 Green Swamp (GSLA) | William R. Ritter and Lovie M. Ritter                         |        | 11/30/99       |             | 5/1/06         | 2                      | 141.00   | \$ 162,588.00   | Land Protection Agreement |
| 1185 Green Swamp (GSLA) | James A. Johnson and Willene Johnson                          |        | 1/4/00         |             | 5/24/06        | 2                      | 281.00   | \$ 436,150.00   | Land Protection Agreement |
| 1188 Green Swamp (GSLA) | Joyce O. Sherrouse and Dalton L. Sherrouse                    |        | 11/17/99       |             | 4/3/06         | 2                      | 994.00   | \$ 678,150.00   | Land Protection Agreement |
| 1192 Green Swamp (GSLA) | Harry F. Best and Laurie C. Best                              |        | 11/30/99       |             | 4/4/06         | 2                      | 101.00   | \$ 123,082.00   | Land Protection Agreement |



| Project Name                   | Grantor/Parcel                                  | County | BOT Authorized | Closed Date | Last Monitored | Number Times Monitored | Acres     | Purchase Price   | Funding Source            |
|--------------------------------|---|--------|----------------|-------------|----------------|------------------------|-----------|------------------|---------------------------|
| 1193 Green Swamp (GSLA)        | Council A. Brown                                |        | 11/17/99       |             | 4/4/06         | 2                      | 303.00    | \$ 386,325.00    | Land Protection Agreement |
| 1195 Green Swamp (GSLA)        | W.S. Badcock Corporation                        |        | 11/15/99       |             | 7/19/06        | 2                      | 1,175.00  | \$ 844,700.00    | Land Protection Agreement |
| 1196 Green Swamp (GSLA)        | George E. Clark and Coral H. Clark              |        | 11/17/99       |             | 4/5/06         | 2                      | 318.00    | \$ 397,500.00    | Land Protection Agreement |
| 1197 Green Swamp (GSLA)        | Lex C. Brown                                    |        | 11/17/99       |             | 4/5/06         | 2                      | 95.00     | \$ 154,750.00    | Land Protection Agreement |
| 1199 Green Swamp (GSLA)        | Clyde H. Fussell and Ella D. Fussell, et al     |        | 11/17/99       |             | 5/24/06        | 2                      | 2,647.00  | \$ 1,060,250.00  | Land Protection Agreement |
| 1200 Green Swamp (GSLA)        | Dwayne Alan Glenn and Faye Wanda Glenn          |        | 11/8/99        |             | 4/5/06         | 2                      | 100.00    | \$ 116,875.00    | Land Protection Agreement |
| 1201 Green Swamp (GSLA)        | Hancock/Commbee                                 |        | 11/18/99       |             | 5/2/06         | 2                      | 215.00    | \$ 137,600.00    | Land Protection Agreement |
| 1202 Green Swamp (GSLA)        | Ronald W. Boutwell and Leigh Boutwell           |        | 11/8/99        |             | 7/18/06        | 2                      | 307.00    | \$ 384,000.00    | Land Protection Agreement |
| 1203 Green Swamp (GSLA)        | Moi M. Fussell and Ima Jean Fussell             |        | 11/15/99       |             | 5/3/06         | 2                      | 621.00    | \$ 340,650.00    | Land Protection Agreement |
| 1204 Green Swamp (GSLA)        | Alfonso Roca and Margaret Roca                  |        | 11/30/99       |             | 5/1/06         | 2                      | 125.00    | \$ 123,125.00    | Land Protection Agreement |
| 1205 Green Swamp (GSLA)        | Lane Industries, Inc.                           |        | 11/30/99       |             | 4/4/06         | 2                      | 160.00    | \$ 106,000.00    | Land Protection Agreement |
| 1206 Green Swamp (GSLA)        | Lucian Winn Combe and Annie Ruth Combee         |        | 11/30/99       |             | 4/5/06         | 2                      | 131.00    | \$ 163,750.00    | Land Protection Agreement |
| 1208 Green Swamp (GSLA)        | Leslie W. Costine and Pauline P. Costine        |        | 11/17/99       |             | 4/4/06         | 2                      | 87.00     | \$ 149,650.00    | Land Protection Agreement |
| OR1515/1556 Green Swamp (GSLA) | Darryl Brown (formerly Donald Smith)            |        | 4/10/97        |             | 7/19/06        | 2                      | 157.70    | \$ 83,600.00     | Land Protection Agreement |
| OR3994/350 Green Swamp (GSLA)  | Charles H. Stevens (formerly George R. Corbett) |        | 3/16/99        |             | 5/22/06        | 2                      | 144.19    | \$ 84,100.00     | Land Protection Agreement |
| OR3994/369 Green Swamp (GSLA)  | Randall B. Perry                                |        | 3/13/99        |             | 5/22/06        | 2                      | 20.00     | \$ 20,500.00     | Land Protection Agreement |
| OR4222 Green Swamp (GSLA)      | Devco Land Corporation                          |        | 3/31/99        |             | 5/23/06        | 2                      | 373.36    | \$ 179,250.00    | Land Protection Agreement |
| OR4362 Green Swamp (GSLA)      | James A. Johnson                                |        | 11/8/99        |             | 5/24/06        | 2                      | 80.00     | \$ 28,900.00     | Land Protection Agreement |
|                                |   | 56     |                |             |                |                        | 29,149.25 | \$ 21,959,524.50 |                           |

## ***RLSA Chronology***

---

|               |   |
|---------------|---|
| <b>1985</b>   | Growth Management legislation passes  |
| <b>1992</b>   | Legislature recognizes need for innovative rural development strategies   |
| <b>1994</b>   | Florida Land Council challenges DCA Urban Sprawl rule   |
| <b>1998</b>   | Environmental groups challenge Collier County comp plan; Final order calls for down-zoning of approximately 200,000 acres in eastern Collier County; Collier County appeals |
| <b>1999</b>   | Final order of Governor and cabinet calls for 3-year effort by Collier County to develop alternative to down-zoning – order refers to language in 1992 legislation          |
| <b>2000</b>   | Governor’s Growth Management Study Commission   |
| <b>2001</b>   | Passage of Rural Land Stewardship legislation effective July 1, 2001 which provides implementing law and provides for 5 RLSA pilot projects                                 |
| <b>2002</b>   | Collier County Commission unanimously approves comprehensive plan amendment establishing 195,000-acre RLSA  |
| <b>2003</b>   | Pilot project limitations removed from RLSA law   |
| <b>2003-4</b> | Collier County Commission adopts RLSA development code and zoning districts   |
| <b>2005</b>   | Collier County unanimously approves Town of Ave Maria DRI and SRA on June 14, 2005  |
| <b>2005</b>   | Legislature passes DRI exemption for RLSA Receiving areas effective July 1, 2005; Additional credits for ag land as well as environmentally valuable land                   |

# CONNECTICUT DEPARTMENT OF AGRICULTURE

## Farmland Preservation Program

(Purchase of Development Rights)

Summary – December, 2007

### Total Acquisitions to Date:

Number of Farms Preserved: 234 farms  
Number of Acres Protected: 32,300 acres

### Present Bond Funding Balance:

|  |                             |
|--|-----------------------------|
| Bond Funding Authorized (Fiscal Years 1978-2007):    | \$107,750,000               |
| Bond Funding Allocated:                              | <u>(\$ 90,174,712)</u>      |
| Unallocated Bond Balance:                            | \$ 17,575,288               |
| 2007 Federal Farm and Ranch Lands Protection Program | <u>\$ 2,028,902</u>         |
| <b>Total Funding Balance</b>                         | <b><u>\$ 19,604,190</u></b> |

### Present Negotiations:

|   |                                  |
|---|----------------------------------|
| Farms in the process of being surveyed and closed: 8 farms 767 acres    | \$ 2,449,330                     |
| Farms pending State Properties Review Board: 5 farms 412 acres          | <u>\$ 2,192,740</u>              |
| Total: 13 farms, 1,179 acres  | \$ 4,642,070                     |
| Farms appraised with offers pending: 4 farms 425 acres                  | <u>\$ 1,549,400</u>              |
| <b>Total pending offers: 17 farms, 1,604 acres</b>                      | <b><u>\$ 6,191,470</u></b>       |
| Farms being appraised: 7 farms; 907 acres                               | <u>\$ 4,155,000 est.</u>         |
| <b>Total Cost of Present Negotiations: 24 farms, 3,083 acres</b>        | <b><u>\$10,364,470 est.</u></b>  |
| Other Farms Under Negotiation: 8 farms; 760 acres                       | <u>\$ 4,800,000 est.</u>         |
| <b>Total estimated cost Present Negotiations: 32 farms, 3,843 acres</b> | <b><u>\$ 15,164,470 est.</u></b> |

### Acquisition summary (1995-2007) Bond Funds:

| Year                      | # Farms                | # Acres                   | \$ Cost                    |
|---------------------------|------------------------|---------------------------|----------------------------|
| 1995                      | 3 farms                | 792 acres                 | \$ 1,898,900               |
| 1996                      | 2 farms                | 391                       | 1,176,770                  |
| 1997                      | 2 farms                | 238                       | 1,034,300                  |
| 1998                      | 2 farms                | 498                       | 924,100                    |
| 1999                      | 0 farms                | 0                         | 0                          |
| 2000                      | 12 farms               | 1,367                     | 3,956,510                  |
| 2001                      | 7 farms                | 805                       | 2,921,318                  |
| 2002                      | 7 farms                | 677                       | 2,085,780                  |
| 2003                      | 0 farms                | 0                         | 0                          |
| 2004                      | 9 farms                | 1,133                     | 2,325,463                  |
| 2005                      | 7 farms                | 666                       | 1,864,236                  |
| 2006                      | 4 farms                | 525                       | 2,203,265                  |
| 2007                      | 2 farms                | 127                       | 619,460                    |
| <b>Totals:</b>            | <b><u>57 farms</u></b> | <b><u>7,219 acres</u></b> | <b><u>\$21,232,102</u></b> |
| <br><u>2007 CIA funds</u> | <br><u>6 farms</u>     | <br><u>737 acres</u>      | <br><u>\$ 3,021,531</u>    |
| <b>Totals:</b>            | <b><u>63 farms</u></b> | <b><u>7,956 acres</u></b> | <b><u>\$24,253,633</u></b> |

### Present PA-228 - CIAct Fund Assignment:

|                  |          |             |              |
|------------------|----------|-------------|--------------|
| Projects Closed  | 3 farms  | 388 acres   | \$ 1,361,218 |
| Pending Projects | 11 farms | 1,030 acres | \$ 4,740,885 |

**Summary of State Bond Authorizations:**

| <u>Fiscal Years</u> | <u>Authorization</u>    |
|---------------------|-------------------------|
| 1997-1998           | 1.00                    |
| 1998-1999           | 3.50                    |
| 1999-2000           | 1.00                    |
| 2000-2001           | 0                       |
| 2001-2002           | 2.00                    |
| 2002-2003           | 2.00                    |
| 2003-2004           | 0                       |
| 2004-2005           | 2.00                    |
| 2005-2006           | 8.00                    |
| <u>2006-2007</u>    | <u>10.00</u>            |
| Total:              | <u>\$ 29.50 Million</u> |

# Delaware Agricultural Lands Preservation Foundation

## Delaware Agricultural Lands Preservation Foundation Current Situation Report As of December 6, 2007

| Agricultural Preservation Districts |            |                |
|-------------------------------------|------------|----------------|
| District/Expansions                 | Farms      | Acres          |
| Approved 674                        | 964        | 148,831        |
| Pending 22                          | 22         | 2,047          |
| Farm Terminations                   | 26         | 3,632          |
| <b>Totals 696</b>                   | <b>960</b> | <b>147,246</b> |

| Kent County Districts |            |               |
|-----------------------|------------|---------------|
| District/Expansions   | Farms      | Acres         |
| Approved 338          | 469        | 77,864        |
| Pending 8             | 8          | 616           |
| Farm Terminations     | 8          | 1,244         |
| <b>Totals 346</b>     | <b>469</b> | <b>77,236</b> |

| New Castle County Districts |            |               |
|-----------------------------|------------|---------------|
| District/Expansions         | Farms      | Acres         |
| Approved 85                 | 109        | 18,762        |
| Pending 2                   | 2          | 83            |
| Farm Terminations           | 1          | 200           |
| <b>Totals 87</b>            | <b>110</b> | <b>18,645</b> |

| Sussex County Districts |            |               |
|-------------------------|------------|---------------|
| District/Expansions     | Farms      | Acres         |
| Approved 251            | 386        | 52,205        |
| Pending 12              | 12         | 1,348         |
| Farm Terminations       | 17         | 2,188         |
| <b>Totals 263</b>       | <b>381</b> | <b>51,365</b> |

| Agricultural Easements                                  |            |               |                      |
|---|------------|---------------|----------------------|
|   | Farms      | Acres         | Cost                 |
| <b>Closed</b>   | <b>479</b> | <b>84,018</b> | <b>\$133,098,091</b> |
| <b>Total Pending</b>                                    | <b>5</b>   | <b>1,027</b>  | <b>\$3,974,239</b>   |
| <b>Totals</b><br>(See chart below for County breakdown) | <b>484</b> | <b>85,045</b> | <b>\$137,072,330</b> |

| Agricultural Easements by County |            |               |                      |
|----------------------------------|------------|---------------|----------------------|
|                                  | Farms      | Acres         | Cost                 |
| Kent                             | 242        | 46,513        | \$62,400,560         |
| New Castle                       | 68         | 11,325        | \$26,362,074         |
| Sussex                           | 174        | 27,207        | \$48,309,696         |
| <b>Total</b>                     | <b>484</b> | <b>85,045</b> | <b>\$137,072,330</b> |

### Source of Funds

\*Total State Funds... \$111,628,717  
 \*Total Federal Funds... \$16,655,672  
 \*Total County Funds... \$ 7,478,766  
 \*Total ISTEAs Funds... \$ 1,309,175

\*Est. Settlements Costs **\$3,264,543**  
 \*Est. Grand Total **\$140,336,873**

| Round 13 – Farms Currently Appraised for 2007 |            |               |                                    | Round 14 – Farms To Be Appraised in 2008 |           |              |                                    |
|---|------------|---------------|------------------------------------|--|-----------|--------------|------------------------------------|
|   | Farms      | Acres         | Estimated Development Rights Value |  | Farms     | Acres        | Estimated Development Rights Value |
| Kent County Received 8 appraisals to date     | 52         | 7,258         | \$ 78,242,909                      | Kent                                     | 13        | 807          | \$ 8,699,460                       |
| New Castle                                    | 15         | 2,161         | \$ 28,523,012                      | New Castle                               | 4         | 382          | \$ 5,041,636                       |
| Sussex County Received 30 appraisals to date  | 45         | 6,506         | \$ 140,507,003                     | Sussex                                   | 18        | 1,161        | \$ 25,072,956                      |
|   | <b>112</b> | <b>15,925</b> | <b>\$247,272,924</b>               |  | <b>35</b> | <b>2,350</b> | <b>\$ 38,814,052</b>               |

Prepared By: Robin West

Addendum 5

**Delaware Agricultural Lands Preservation Foundation**  
**Forestland Current Situation Report**  
 As of Friday, December 07, 2007 Prepared By Robin West

| Forestland Preservation Areas |           |              |
|-------------------------------|-----------|--------------|
|                               | Farms     | Acres        |
| Approved                      | 8         | 438          |
| Pending                       | 5         | 878          |
| <b>Total</b>                  | <b>13</b> | <b>1,316</b> |

| Kent County Areas |          |            |
|-------------------|----------|------------|
|                   | Farms    | Acres      |
| Approved          | 6        | 368        |
| Pending           | 1        | 80         |
| <b>Total</b>      | <b>7</b> | <b>448</b> |

| New Castle County Areas |          |           |
|-------------------------|----------|-----------|
|                         | Farms    | Acres     |
| Approved                | 1        | 10        |
| Pending                 | 0        | 0         |
| <b>Total</b>            | <b>1</b> | <b>10</b> |

| Sussex County Areas |          |            |
|---------------------|----------|------------|
|                     | Farms    | Acres      |
| Approved            | 1        | 60         |
| Pending             | 4        | 798        |
| <b>Total</b>        | <b>5</b> | <b>858</b> |

Prepared By: Robin West

## Survey

### Conservation/Preservation of Agricultural Lands

The staff of the Legislative Committee on Intergovernmental Relations (LCIR), a joint committee of the Florida Legislature, has been asked by the House Committee on Agribusiness to conduct a survey of county governments. The Committee on Agribusiness staff requests your comprehensive response to this questionnaire in order to obtain information relating to efforts by county governments to conserve and/or preserve local agricultural lands. Please forward this questionnaire to the county official most knowledgeable of this subject matter.

**The Committee staff is especially interested in reviewing any enacted or proposed county ordinances or programs directed at the conservation/preservation of agricultural land or the local use of any programs, such as Rural Land Stewardship, created by Florida law. Therefore, please include a copy of each enacted or proposed ordinance(s) with the completed survey response.**

County officials having any questions regarding this questionnaire should contact Susan Reese, Staff Director of the House Committee on Agribusiness by e-mail at [Susan.Reese@myfloridahouse.gov](mailto:Susan.Reese@myfloridahouse.gov) or Debbi Kaiser, Legislative Analyst, by e-mail at [Debbi.Kaiser@myfloridahouse.gov](mailto:Debbi.Kaiser@myfloridahouse.gov) or by phone at (850) 488-5465 or SunCom 278-5465.

The House Committee staff respectfully requests that a written response be submitted by **Wednesday, October 10, 2007**, or as soon as possible thereafter. The survey questionnaire can be downloaded as a Microsoft Word file from the LCIR's website at [www.floridalcir.gov/surveys.cfm](http://www.floridalcir.gov/surveys.cfm). The completed response and any accompanying county ordinances should be returned to Steven O'Cain, LCIR Analyst, at [ocain.steve@floridalcir.gov](mailto:ocain.steve@floridalcir.gov) or faxed to (850) 487-6587. Alternatively, the response can be mailed to the following address.

*Steven O'Cain*

*Florida LCIR*

*c/o Legislative Mail Services*

*Tallahassee, Florida 32399-1300*

**Please respond by Wednesday, October 10, 2007.**

Addendum 6

| <b>Please provide the following information:</b> |
|--|
| Name of county:                                  |
| Name of person preparing response:               |
| Position of person preparing response:           |
| Office phone # of person preparing response:     |
| E-mail address of person preparing response:     |

QUESTION 1: Is there current agricultural production within your county?

**If NO, please skip Questions 2-5, and answer Questions 6-11 only. If YES, please answer all remaining questions.**

QUESTION 2: What is the nature of agricultural production within the county, and how much acreage is involved?

QUESTION 3: Has the county experienced a loss of agricultural lands since January 1, 2003?

If YES, please provide your best estimate of the total number of acres lost to agricultural production during each calendar year below.

Calendar Year 2003: \_\_\_\_\_ acres

Calendar Year 2004: \_\_\_\_\_ acres

Calendar Year 2005: \_\_\_\_\_ acres

Calendar Year 2006: \_\_\_\_\_ acres

Calendar Year 2007: \_\_\_\_\_ acres (to date)

QUESTION 4: Is the loss, or potential loss, of agricultural lands of concern to your county?

QUESTION 5: What, in your opinion, are the primary pressures on agriculture within your county that have resulted or may result in the loss of acreage used for agricultural purposes?

QUESTION 6: Has your county established any agricultural or rural lands protection activities or programs?

If YES, please describe each activity/program and its funding source.



QUESTION 7: Does your county's local comprehensive plan address protection of rural lands for agricultural or natural resources purposes?

QUESTION 8: Has there been activity related to Rural Land Stewardship Areas (RLSA) as defined in section 163.3277(11)(d), Florida Statutes, within the county?

If NO, has the designation of a RLSA been investigated as an option or planning tool?

QUESTION 9: If the RLSA provision has been employed in your county, please describe the outcome.

a) What impediments were encountered?

b) What improvements could be made to the RLSA provision?

QUESTION 10: If use of the RLSA provisions has been rejected by your county, please explain the reason(s) for rejection.

QUESTION 11: Is "urban sprawl" an issue of concern in rural areas of your county?

If YES, what steps, if any, have been taken by the county to address "urban sprawl"?

Thank you for your assistance in this research effort.  
Please return this completed response and any relevant ordinance(s) to Steven O'Cain, LCIR Analyst,  
by e-mail at [ocain.steve@floridalcir.gov](mailto:ocain.steve@floridalcir.gov) or fax at (850) 487-6587.

| <b>County</b>    | <b>Acreage in Ag Production</b> | <b>Types of Ag Production</b>  | <b>Ag Acreage Lost Since 2003</b> | <b>Local Ag/Rural Land Protection</b> | <b>RLSA Participation</b> | <b>Urban Sprawl Concern</b> |
|------------------|---------------------------------|--|-----------------------------------|---------------------------------------|---------------------------|-----------------------------|
| <b>Alachua</b>   | <i>No Response</i>              | Timber, Cropland, Pasture, Hay, Nursery                              | 24,835                            | x                                     |                           | x                           |
| <b>Baker</b>     | <i>No Response</i>              | National and State Forests, Dairy, Nurseries, Timber, Livestock, Hay | <i>No response</i>                | x                                     |                           |                             |
| <b>Bradford</b>  | 140,000                         | Silviculture, Livestock, Vegetable, Hay and Livestock Feed           | 48                                |                                       |                           | x                           |
| <b>Brevard</b>   | 137,000                         | Cropland, Nursery, Timber, Bee, Grazing, Orchards                    | 30,500                            |                                       | x                         | x                           |
| <b>Broward</b>   | <i>No Response</i>              | Nurseries  | <i>No response</i>                |                                       |                           |                             |
| <b>Calhoun</b>   | 420,000                         | Timber, Cropland, Pasture  | 650                               | x                                     |                           | x                           |
| <b>Charlotte</b> | <i>No Response</i>              | Vegetables, Sod, Livestock, Ornamental, Fishing                      | 52,559                            | x                                     |                           |                             |
| <b>Citrus</b>    | <i>No Response</i>              | <i>No Response</i>   | <i>No Response</i>                |                                       |                           | x                           |
| <b>Collier</b>   | 211438                          | Grazing, Cropland, Citrus, Nursery                                   | 1,057,768                         | x                                     | x                         | x                           |
| <b>Dixie</b>     | 443,493                         | Silviculture, Shellfish Aquaculture, Agriculture                     | Increased                         | x                                     |                           | x                           |
| <b>Duval</b>     | 137,731                         | <i>No Response</i>   | 15,594                            |                                       |                           | x                           |
| <b>Escambia</b>  | 298,000                         | Cropland, Forests  | 8,000                             | x                                     |                           | x                           |

| <b>County</b>       | <b>Acreage in Ag Production</b> | <b>Types of Ag Production</b>  | <b>Ag Acreage Lost Since 2003</b> | <b>Local Ag/Rural Land Protection</b> | <b>RLSA Participation</b> | <b>Urban Sprawl Concern</b> |
|---------------------|---------------------------------|--|-----------------------------------|---------------------------------------|---------------------------|-----------------------------|
| <b>Franklin</b>     | 100,000                         | Silviculture, Timber   | <i>No Response</i>                |                                       |                           |                             |
| <b>Gadsden</b>      | 259,543                         | Cropland, Forests, Ornamental, Pasture, State, Timber  | 10,727                            | x                                     |                           | x                           |
| <b>Gilchrist</b>    | 125,194                         | Cropland, Pasture, Timber, Tobacco   | 8,500                             |                                       |                           |                             |
| <b>Glades</b>       | 393,994                         | Citrus, Pasture, Sugarcane, Timber, Eucalyptus Forest  | 2,912                             |                                       | x                         | x                           |
| <b>Hamilton</b>     | 33,240                          | Forestry, Pine Straw, Row Crops, Vegetables, Livestock, Hay, Blueberries, Tobacco, Quail                                 | 200                               |                                       |                           | x                           |
| <b>Gulf</b>         | <i>No Response</i>              | Timber   | 2,420                             |                                       |                           |                             |
| <b>Hardee</b>       | 439,921                         | Citrus, Cropland, Woodland, Pasture, Irrigated Land  | <i>No Response</i>                | x                                     |                           | x                           |
| <b>Hendry</b>       | 584,909                         | Sugarcane, Vegetables, Pasture, Timber   | 49,500                            | x                                     |                           | x                           |
| <b>Hernando</b>     | 47,442                          | Pasture, Timber, Cropland, Groves, Ornamentals, Dairies, Poultry   | 9,865                             |                                       |                           | x                           |
| <b>Highlands</b>    | <i>No Response</i>              | <i>No Response</i>   | 13,406                            | x                                     | x                         | x                           |
| <b>Hillsborough</b> | 242,885                         | Aquaculture, Livestock, Pasture, Bees, Citrus, Dairy, Forestry, Hay, Ornamentals, Poultry, Strawberries, Sod, Vegetables | 42,700                            | x                                     |                           | x                           |
| <b>Indian River</b> | 136,000                         | Citrus, Cattle, Sod, Cropland  | 23,423                            | x                                     |                           | x                           |

| <b>County</b>     | <b>Acreage in Ag Production</b> | <b>Types of Ag Production</b>   | <b>Ag Acreage Lost Since 2003</b> | <b>Local Ag/Rural Land Protection</b> | <b>RLSA Participation</b> | <b>Urban Sprawl Concern</b> |
|-------------------|---------------------------------|---|-----------------------------------|---------------------------------------|---------------------------|-----------------------------|
| <b>Jackson</b>    | 341,318/                        | Agronomic Crop Production, Pasture and Forage Production, Vegetable and Fruit Production, Timber                              | 13,100.00                         | x                                     |                           | x                           |
| <b>Jefferson</b>  | 132,727                         | Nurseries, Dairy, Beef, Timber, Row Crops, Fruits/Nuts, Equine  | 2,600-3,350                       | x                                     |                           | x                           |
| <b>Lafayette</b>  | no amount given                 | Forestry  | very little                       |                                       |                           |                             |
| <b>Levy</b>       | 471,573                         | Forestry, Cattle, Hay and other forage crops, Peanuts, Watermelon, Field Grown Ornamentals                                    | 2,771                             |                                       |                           |                             |
| <b>Manatee</b>    | 251,548.00                      | Vegetables (primarily tomatoes), Ornamental horticulture, Citrus, Cattle, Pasture   | 22,919                            | x                                     |                           | x                           |
| <b>Marion</b>     | <i>No Response</i>              | <i>No Response</i>  | <i>No Response</i>                |                                       |                           |                             |
| <b>Martin</b>     | 220,000                         | Citrus, Cattle, Vegetables, Nursery stock, Sugar Cane, Equestrian   | <i>No Response</i>                |                                       |                           | x                           |
| <b>Miami-Dade</b> | 56,473                          | Traditional vegetables, Tropical fruits and vegetables, Asian specialties, Foliage nurseries, Nursery production, Aquaculture | 6,445                             | x                                     |                           | x                           |
| <b>Monroe</b>     | 0                               | <i>No Response</i>  | 0                                 |                                       |                           |                             |
| <b>Nassau</b>     | 200,000                         | Timber  | 2,125                             |                                       |                           | x                           |
| <b>Okaloosa</b>   | 126,000                         | Row Crops, Hay and Pasture, Private Forest land   | 950                               | x                                     |                           | x                           |
| <b>Osceola</b>    | 656,100                         | Livestock, Woodlands, Citrus, Sod   | 8,700                             | x                                     |                           | x                           |
| <b>Pinellas</b>   | 0                               | <i>No Response</i>  | 0                                 |                                       |                           |                             |
| <b>Polk</b>       | 626,634                         | Food and Fiber, Aquaculture, Cattle, Citrus, Forage, Honey, Horticulture, Sod   | 13,000                            |                                       |                           | x                           |

| <b>County</b>     | <b>Acreage in Ag Production</b> | <b>Types of Ag Production</b>  | <b>Ag Acreage Lost Since 2003</b> | <b>Local Ag/Rural Land Protection</b> | <b>RLSA Participation</b> | <b>Urban Sprawl Concern</b> |
|-------------------|---------------------------------|--|-----------------------------------|---------------------------------------|---------------------------|-----------------------------|
| <b>Putnam</b>     | <i>No Response</i>              | Cabbage, potatoes and other row crops, Fern and landscape plants, Cattle                             | <i>No Response</i>                |                                       |                           | x                           |
| <b>Santa Rosa</b> | 282,040                         | Silviculture, Peanuts, Cotton, Hay, Truck crops, Wheat, Cattle, Goats, Hogs                          | 1,307                             | x                                     |                           | x                           |
| <b>Sarasota</b>   | 113,613                         | Pasture and mixed use including sod and timber, Citrus, Sod, Vegetables, Hay                         | 7,697                             | x                                     |                           | x                           |
| <b>Seminole</b>   | 37,222                          | Crops, Woodland, Pasture   | 1,775                             | x                                     |                           | x                           |
| <b>Sumter</b>     | 184,000                         | Cattle, Vegetables, Ornamentals, Pastural forage   | 280                               |                                       |                           | x                           |
| <b>Taylor</b>     | 600,000                         | Timber   | 0                                 |                                       |                           |                             |
| <b>Union</b>      | <i>Unknown</i>                  | <i>Unknown</i>   | <i>Unknown</i>                    |                                       |                           |                             |
| <b>Volusia</b>    | 225,523                         | Ornamentals, Cropland, Citrus, Improved pasture, Native pasture, Equine/Livestock, Timber, Wasteland | 10,000-14,500                     | x                                     |                           | x                           |
| <b>Wakulla</b>    | 87,225                          | Managed Private Forestry, Cattle, Grain, Vegetable, Swine, Honey Bees, Forestry, Pasture             | very little net change            |                                       |                           | x                           |
| <b>Totals</b>     | 8,421,468                       |  | 1,434,676                         |                                       |                           |                             |